



Planning Commission
Meeting Date: May 03, 2017

**FILE NUMBER/
PROJECT NAME:**

SPL-16-002

LOCATION:

7025 S Highland Dr (Parcel no. 22-27-101-002)

REQUEST:

Site plan approval of Starbucks Café

OWNER:

SRI Real Estate Properties LLC

APPLICANT:

Parker Robertson (Wadsworth Development Group), 801-417-0335

RECOMMENDATION: APPROVE, subject to conditions of approval

APPLICANT'S PROPOSAL

This proposal is to construct a new 1,920 sq. ft. Starbucks Café at 7025 S Highland Dr, where the Sonic Drive-in is currently located. The current zoning designation on the property is Regional Commercial (CR). The zoning ordinance lists coffee shops as a permitted use in the CR zone (19.40.020). A master development plan/site plan approval by the Planning Commission is required for any new development in the CR zone (19.40.120). The applicant has submitted a site plan, landscape plan, floor plans, and building elevations.

BACKGROUND

General Plan and Zoning

The General Plan designates the proposed parcel as Mixed Use. The General Plan states that mixed land use "allows for a combination of residential and commercial land uses within the same development."

The zoning designation of the property is CR (Regional Commercial), which is intended to provide commercial uses that "serve the community, the region and the traveling public by providing for larger scaled commercial uses." The proposed use of a coffee shop is a permitted use in the CR zone.

The applicant is not proposing any change or modification to the existing zoning designation of the property, and has designed the proposal in accordance with CR development standards.

Analysis: Preliminary site plan reviews have been completed for compliance with zoning requirements. Any change to the layout of the site plan requires further planning commission review and consideration.

CONTEXT

Adjacent Land Use

- All adjacent properties are currently zoned Regional Commercial (CR) with a proposed land use of Mixed Use.



Proposed Development Information

- Existing Use –Restaurant
- Proposed Use – Coffee Shop
- Lot Size – 0.46 acres (20,037.6 square feet)
- Lot Size required – Minimum 20,000 square feet
- Parking Required – 10.4 stalls / 1,000 square feet GFA (20 stalls required)
- Parking Provided – 19 stalls (approved by the ARC)
- Lot Coverage Required – 50% maximum
- Lot Coverage Provided – 9.6%
- Open Space Required – minimum 15% landscaping
- Open Space Provided – 5,143 sq. ft., approximately 25% landscaping
- Building Height Allowed – Three stories or 35', per 19.40.100
- Building Height Provided – Approximately 20'

Noticing

Property owners within 1000 feet of the property were mailed notices postmarked 4/19/17.

PERTINENT INFORMATION

Architectural Review

The Architectural Review Commission (ARC) was required to review the proposed development, as required by 19.49.060 (Gateway Overlay District):

“All development, except for ordinary maintenance and repair within the Gateway Overlay District must be approved by the ARC in accordance with the adopted design guidelines.”

The ARC held a meeting on April 26, 2017, and suggested adding two additional trees to the north side of the property, increasing the size of the pop-out decorative band around the building, and revising the design of the drive-thru sign over the front entrance.

Buildings, Site Plan and Landscaping

The attached plans show the site plan, architecture, and landscaping proposed by the applicant. The ARC has approved the design, and finds the buildings, site, and landscaping in harmony with the Design Guidelines and CR ordinance.

Curb, Gutter, Sidewalk, and Driveway

Curb, gutter, and sidewalk currently exist along the frontage of the property. If found to be below current city standard, the applicant will be responsible for necessary upgrades.

Parking

Per the ITE (Institute of Transportation Engineers) Parking Generation Manual, there is a minimum requirement of 10.4 parking stalls per 1,000 square feet of the total building square

footage. With a total gross floor area (GFA) of 1,920 square feet, the parking requirement is 20 stalls. However, because of the extended drive-thru, allowing for more vehicles, the ARC has approved the total number of spaces at 19. The applicant discussed several additional reasons for an alternate parking plan with the ARC; including proposed bike racks on site, the reduced square footage of the dining area compared to the rest of the structure, and the fact that a majority of the business will take place at the drive-thru window.

Prior to final construction approval and building permit issuance, the applicant will be required to comply with all applicable ADA standards for accessible parking stalls and walkways.

Screening

The site will be required to comply with all screening requirements found in 19.40.150 of the zoning ordinance. These requirements will ensure that all trash enclosures and mechanical equipment is completely screened from view. Further, all trash enclosures are required to be at least 50 feet from any residential zone boundary or from any residential use on adjacent property.

Landscaping

A landscaping plan has been reviewed by the ARC, and is attached for reference. All developments in the CR zone are required to contain at least 15% landscaping. The proposed site has approximately 25% landscaping. Most of the existing landscaping around the edges will be maintained, with additional landscaping installed to the north and east of the building.

Signage

No signage is officially proposed as part of this application. While several signs are illustrated on the building plans, these must be approved separately with a sign permit. All signage will be subject to applicable requirements of the zoning ordinance (19.82 – Signs).

Attachments

1. Conditions of Approval
2. Findings
3. Model Motions
4. Site/Landscaping Plan
5. Building Architecture / Elevations

CONDITIONS OF APPROVAL

Staff Recommends APPROVAL of the conditional use and site plan with the following conditions:

1. A construction mitigation plan shall be submitted prior to construction addressing construction hours, construction vehicle parking, deliveries, stockpiling and staging, trash management and recycling of materials, dust and mud control, noise, grading and excavation, temporary lighting, and construction signage;
2. The applicant must provide proof of an agreement with the adjacent property owners to allow a secondary exit on the east side of the property;
3. The applicant shall meet all relevant portions of Chapter 14 (Highways, Sidewalks and Public Places), chapter 19.35 (Residential Office), chapter 19.87 (Site Plan Review Process), chapter 19.84 (Conditional Uses), chapter 19.80 (Off Street Parking Requirements), and all other applicable laws, ordinances and regulations pertaining to the proposed use;

FINDINGS FOR APPROVAL

1. The proposed project meets the applicable provisions of Chapter 19.40, "Regional Commercial," of the Cottonwood Heights zoning ordinance;
2. The proposed project meets the applicable provisions of Chapters 19.80 and 19.87, "Off-Street Parking Requirements" and "Site Plan Review Process," respectively;
3. Proper notice of the public hearing was given.

MODEL MOTIONS

Approval

"I move that we approve project SPL-16-002, a request from Wadsworth Development Group for site plan approval of a proposed Starbucks Café at 7025 S Highland Dr, subject to all provisions in the staff report dated May 3, 2017 and all conditions of approval:

- Add any additional conditions...
- Add any additional findings...

Denial

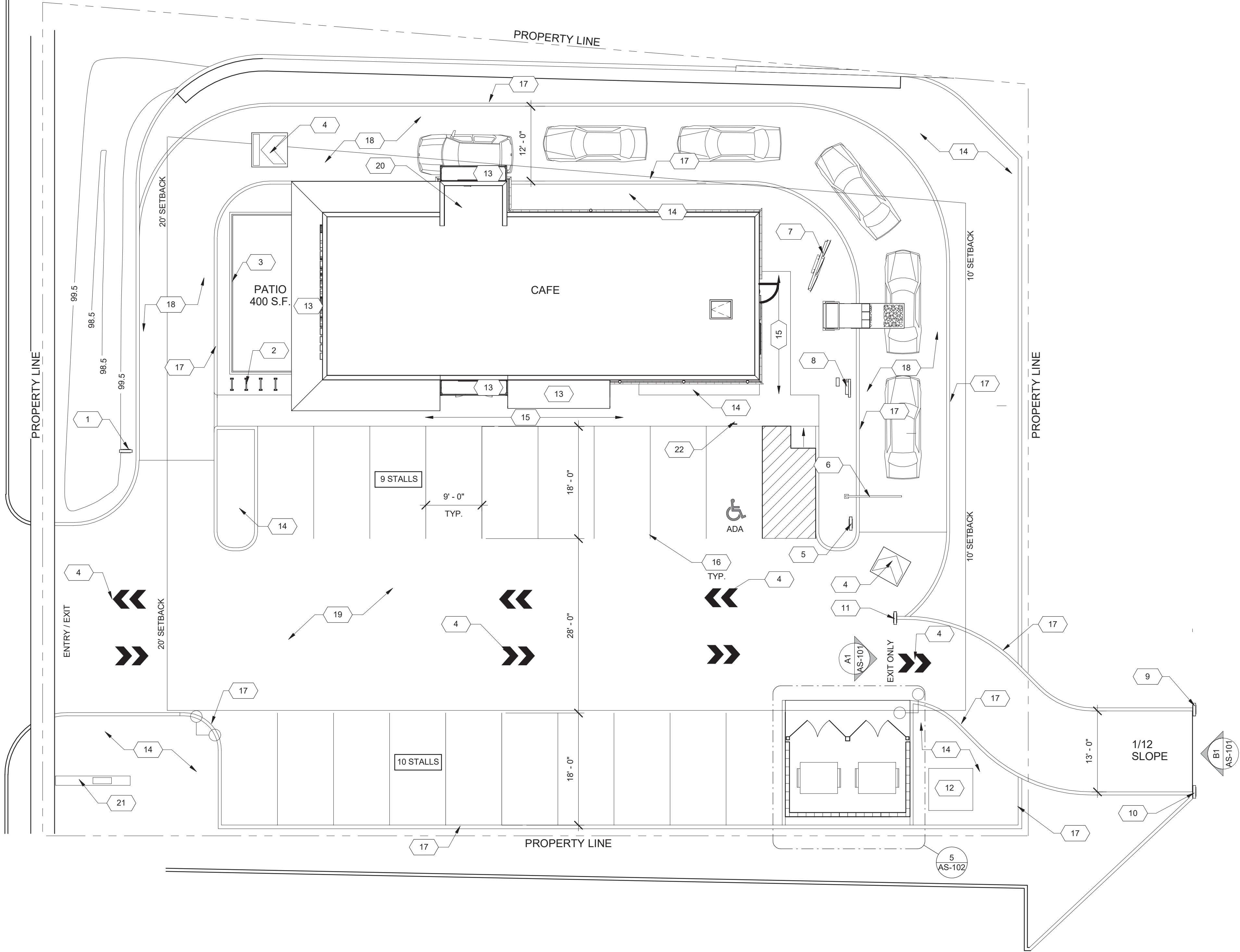
I move that we deny project SPL-16-002, a request from Wadsworth Development Group for site plan approval of a proposed Starbucks Café at 7025 S Highland Dr, based on the following findings:

- List findings for denial...

4/14/2017 8:22:19 AM

1 2 3 4 5

HIGHLAND DRIVE



1 ARCHITECTURAL SITE PLAN

Scale 1" = 10'-0"

REFERENCE NOTES

- 1 THANK YOU DO NOT ENTER SIGN
- 2 BIKE RACKS
- 3 PATIO RAILINGS
- 4 GRAPHICS DIRECTIONAL ARROW
- 5 TWO SIDED ILLUMINATED DIRECTIONAL SIGN
- 6 HEIGHT CLEARANCE BAR
- 7 MENU BOARD AND SPEAKER POST
- 8 PRE-MENU BOARD
- 9 DO NOT ENTER SIGN
- 10 WRONG WAY SIGN
- 11 EXIT ONLY SIGN
- 12 RELOCATED ELECTRICAL TRANSFORMER
- 13 BUILDING AWNINGS
- 14 LANDSCAPE - SEE LANDSCAPE DRAWINGS
- 15 CONCRETE SIDE WALK
- 16 4" WIDE PARKING STALL STRIPING - COLOR PER OWNERS STANDARD
- 17 CONCRETE CURB AND GUTTER. MATCH EXISTING PROFILE
- 18 CONCRETE DRIVE THRU LANE SEE CIVIL
- 19 ALL ASPHALT TO RECIEVE A NEW SEAL COAT
- 20 DRIVE THRU BUMP OUT
- 21 MONUMENT SIGN TO MEET CITY JURISDICTIONAL STANDARDS
- 22 ADA PARKING SIGN

GENERAL NOTES

- A. REFER TO EXTERIOR ELEVATIONS ON SHEET A-201 & A-202 FOR BUILDING SIGNAGE LOCATION AND DESIGN. REFER TO ELECTRICAL PLANS FOR ELECTRICAL REQUIREMENTS.
- B. DRIVE-THRU EQUIPMENT INCLUDING VEHICLE DETECTION LOOP, WIRELESS COMMUNICATION AND MONITORS COORDINATED BY STARBUCKS CONSTRUCTION MANAGER. REFER TO ELECTRICAL SPECIFICATIONS FOR ELECTRICAL REQUIREMENTS.
- C. GENERAL CONTRACTOR TO APPLY CONCRETE SEALER TO ALL EXTERIOR CONCRETE PATIO AND WALKWAY SURFACES.
- D. SEE CIVIL AND LANDSCAPE PLANS FOR CURBS, PAVING, LANDSCAPING, AND OTHER SITE IMPROVEMENTS NOT SHOWN ON THIS PLAN
- E. ALL EXISTING ELEMENTS ARE REFERED TO AS EXISTING, ALL OTHER ELEMENTS ARE NEW.
- F. RECYCLE AND TRACH CONTAINER MUST BE A MINIMUM OF 4 CUBIC YARDS.

FFKR ARCHITECTS
730 Pacific Avenue · Salt Lake City, Utah 84104
O 801.521.6186 · FFKR.COM



CAFE CORE AND SHELL
7025 HIGHLAND DRIVE
COTTONWOOD HEIGHTS, UTAH
ARC REVIEW 04/14/17

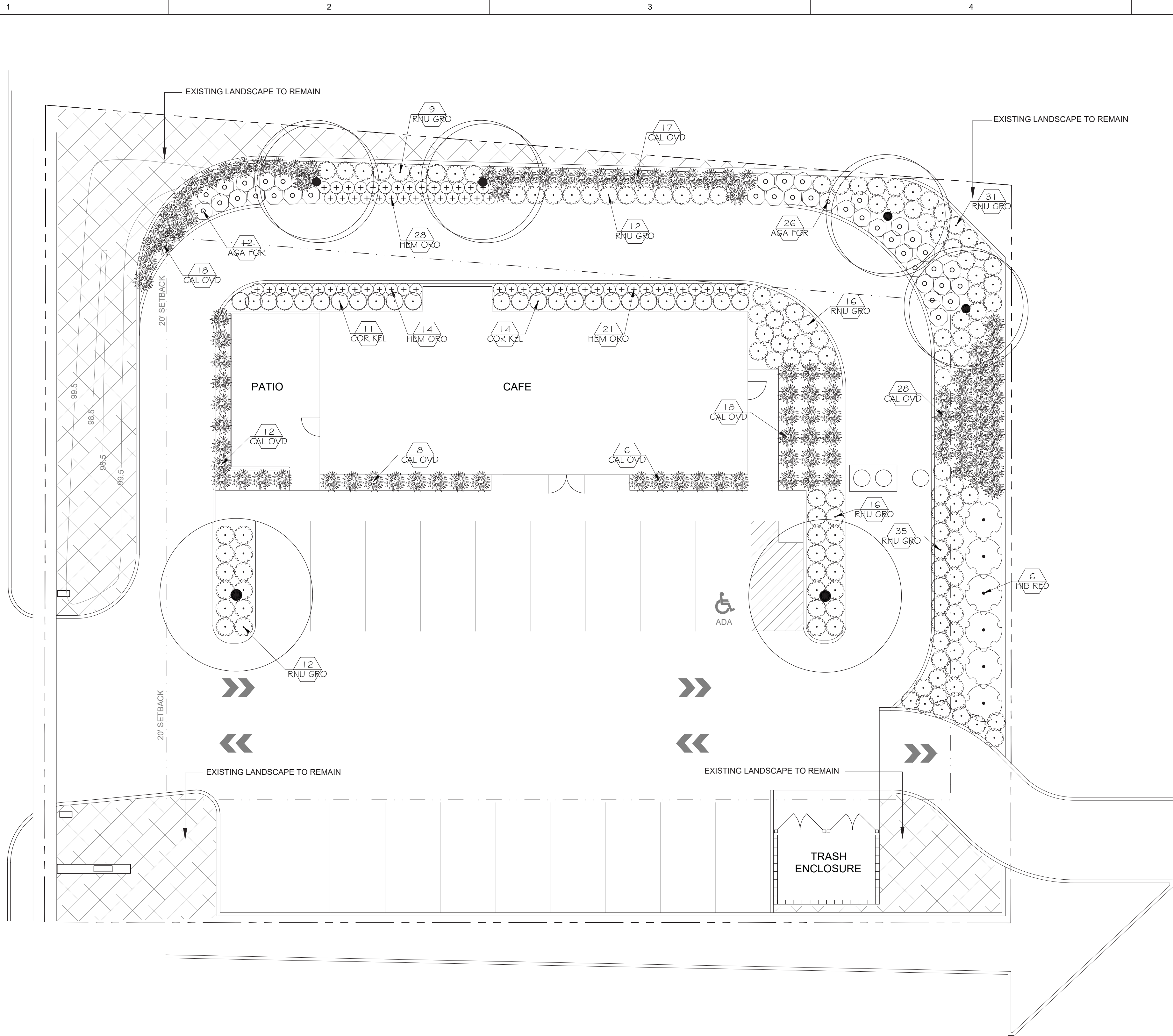
△ DATE REVISION

PROJECT NUMBER 17054



**ARCH.
SITE PLAN**

AS-100

HIGHLAND DRIVE

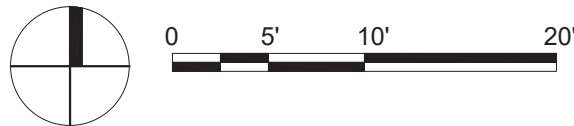


PLANT SCHEDULE

TREES	CODE	BOTANICAL NAME	CONT	CAL	QTY
	GLE SHD	Gleditsia triacanthos inermis 'Shademaster' TM Shademaster Locust	B & B	2"Cal	2
	ROB ROB	Robinia pseudoacacia 'Purple Robe' Purple Robe Locust	B & B	2"Cal	4
SHRUBS	CODE	BOTANICAL NAME	SIZE	QTY	
	COR KEL	Cornus sericea 'Kelsey' Kelsey Dogwood	5 gal	25	
	HIB RED	Hibiscus syriacus 'Red Heart' Red Heart Rose-of-Sharon	5 gal	6	
	RHU GRO	Rhus aromatica 'Gro-Low' Gro-Low Fragrant Sumac	5 gal	107	
ANNUALS/PERENNIALS	CODE	BOTANICAL NAME	SIZE	QTY	
	AGA FOR	Agastache x 'Blue Fortune' Anise Hyssop	1 gal	47	
GRASSES	CODE	BOTANICAL NAME	SIZE	QTY	
	CAL OVD	Calamagrostis x acutiflora 'Overdam' Overdam Feather Reed Grass	1 gal	103	
	HEM ORO	Hemerocallis x 'Stella de Oro' Stella de Oro Daylily	1 gal	96	

SITE SUMMARY

PARCEL:	20,086 S.F. (0.461 ACRES) APPROX.
BUILDING:	1,920 S.F.
PARKING:	18 STALLS
ADA PARKING:	1 ADA STALL
DRIVE THRU QUEUE:	7 CARS
PERVIOUS (OPEN SPACE):	5,143 SF
IMPERVIOUS SURFACES:	14,943 SF



CAFE CORE AND SHELL
7025 South Highland Drive
Salt Lake City, Ut.
04/07/17



FFKR ARCHITECTS
730 Pacific Avenue • Salt Lake City, Utah 84104
801.521.6186 • FFKR.COM

Δ	DATE	REVISION
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PROJECT NUMBER 17054

SITE LANDSCAPE PLAN

LA500



EXTERIOR FINISH SCHEDULE				
NO.	MATERIAL	FINISH/STYLE	COLOR	INSTALL
CMU-1	4" CMU VENEER	4" SPLIT FACE CMU VENEER PER SUNROC	TBD	GC
CMU-2	4" SLOPED CMU CAP	SOLID CMU CAP - SMOOTH FACE	TO MATCH CMU	GC
CMU-3	CMU	8" SPLIT FACE CMU	TO MATCH CMU	GC
CMU-4	CMU CAP	SLOPED CMU CAP 10x4x16	TO MATCH CMU	GC
MTL-1	METAL COPING	PRE-FINISHED	TO MATCH RAL#7021 MATTE. MT0028 - "FLAT BLACK"	GC
MTL-2	ALUMINUM STOREFRONT SYSTEM	ANODIZED	DARK BRONZE	GC
MTL-3	HOLLOW METAL DOOR & FRAME	PAINT	TO MATCH RAL#7021 MATTE. MT0028 - "FLAT BLACK"	GC
MTL-4	METAL AWNING	CUSTOM POWDERCOATED / MAPES SUPER LUMIDECK W/ 12" SMOOTH FACE FASCIA, X-0001	TO MATCH RAL #7021 MATTE. MT0028 - "FLAT BLACK"	GC
MTL-5	METAL TRASH ENCLOSURE GATE & POST	POWDER COATED	TO MATCH TIGER DRYLAC 38/60039 - MARRONE 308, MATTE FINISH	GC
ST-1	STUCCO	PAINT	SHERWIN WILLIAMS - SW #7016 "MIDNIGHT GRAY"	GC
ST-2	STUCCO	PAINT	SHERWIN WILLIAMS - SW #7018 "DOVE"	GC
WD-1	HARDIE REVEAL SIDING	PAINTED	SHERWIN WILLIAMS - SW #7020 "BLACK FOX"	GC



Planning Commission
Meeting Date: May 03, 2017

**FILE NUMBER/
PROJECT NAME:** CUP-17-004

LOCATION: 7045 S 1300 E (Parcel nos. 22-29-227-013 & 22-29-227-005)

REQUEST: Conditional use and site plan approval of a bank building

OWNER: Fourels Investment Co LLC

APPLICANT: Brian Reno, Stantec Architecture (312-453-7095)

RECOMMENDATION: APPROVE, subject to conditions of approval

APPLICANT'S PROPOSAL

This proposal is to convert the existing restaurant building at 7045 S 1300 E to a new Chase Bank. The single story, 5300 sq. ft. building is currently vacant, but was previously used as an Applebee's restaurant. The current zoning designation on the property is Regional Commercial (CR). The zoning ordinance lists banks as a conditional use in the CR zone (19.40.030) and requires a master development plan/site plan approval by the Planning Commission (19.40.120).

The applicant is proposing to keep the existing structure, but renovate the interior, add new windows and a new storefront, and update the roof and mechanical systems as needed. The applicant has submitted a site plan, landscaping plan, building elevations, and floor plans. Included in this memo are copies of each relevant plan.

BACKGROUND

General Plan and Zoning

The General Plan designates the proposed parcel as Commercial. The General Plan states that commercial land use is "reserved for community and regional shopping and employment centers. New developments should be located near supporting infrastructure (water, sewer, transportation). Impact on adjacent residential neighborhoods, or other sensitive areas, should be carefully considered in conjunction with new development."

The zoning designation of the property is CR (Regional Commercial), which is intended to provide commercial uses that "serve the community, the region and the traveling public by

providing for larger scaled commercial uses.” The proposed use of a bank is a conditional use in the CR zone.

The applicant is not proposing any change or modification to the existing zoning designation of the property, and has designed the proposal in accordance with CR development standards.

Analysis: Preliminary site plan reviews have been completed for compliance with zoning requirements. Any significant change to the site plan requires further planning commission review and consideration.

CONTEXT

Adjacent Land Use

- North: Zoning – CR (Regional Commercial); Use – Commercial retail and restaurant
- South: Zoning – CR (Regional Commercial); Use – Commercial retail
- East: Zoning – CR (Regional Commercial); Use – Commercial retail
- West: Zoning – O-R-D (Office, Research and Development); Use – Office



Proposed Development Information

- Existing Use – Vacant Restaurant
- Proposed Use – Bank
- Lot Size – 1.03 acres (44,866.8 square feet)
- Lot Size required – Minimum 20,000 square feet
- Parking Required – 4 stalls / 1,000 square feet GFA (22 stalls required)
- Parking Provided – 53 stalls
- Lot Coverage Required – 50% maximum
- Lot Coverage Provided – 11.8%
- Open Space Required – minimum 15% landscaping
- Open Space Provided – approximately 33% landscaping
- Building Height Allowed – Three stories or 35', per 19.40.100
- Building Height Provided – No proposed height increase

Noticing

Property owners within 1000 feet of the property were mailed notices postmarked 4/19/17.

PERTINENT INFORMATION

Architectural Review

The Architectural Review Commission (ARC) was required to review the proposed development, as required by 19.49.060 (Gateway Overlay District):

"All development, except for ordinary maintenance and repair within the Gateway Overlay District must be approved by the ARC in accordance with the adopted design guidelines."

The ARC held a meeting on April 26, 2017, and had no additional conditions for approval.

Buildings, Site Plan and Landscaping

The attached plans show the site plan, architecture, and landscaping proposed by the applicant. The ARC has reviewed the design, and finds the buildings, site, and landscaping in harmony with the Design Guidelines and CR ordinance.

Curb, Gutter, Sidewalk, and Driveway

Curb, gutter, and sidewalk currently exist along the frontage of the property. If found to be below current city standard, the applicant will be responsible for necessary upgrades. Two new accessible pedestrian paths will be added to the north and west sides of the building.

Parking

Per the ITE (Institute of Transportation Engineers) Parking Generation Manual, there is a minimum requirement of 4 parking stalls per 1,000 square feet GFA. With a total building

square footage of 5,300, the applicant must provide at least 22 parking stalls. The existing parking area contains more than double the number of required stalls.

Prior to final construction approval and building permit issuance, the applicant will be required to comply with all applicable ADA standards for accessible parking stalls and walkways.

Screening

The site will be required to comply with all screening requirements found in 19.40.150 of the zoning ordinance. These requirements will ensure that all trash enclosures and ground-mounted mechanical equipment is completely screened from view.

Landscaping

A landscaping plan has been reviewed and approved by the ARC, and is attached for reference. All developments in the CR zone are required to contain at least 15% landscaping. The proposed site is approximately 33% landscaping. The existing landscaping will be maintained, with some additional landscaping installed around the perimeter of the building. A new landscape island with shrubs will be added to the parking area.

Signage

No signage is proposed as part of this application. Any signage will be subject to applicable requirements of the zoning ordinance (19.82 – Signs). All signs require a building permit prior to construction.

Attachments

1. Conditions of Approval
2. Findings
3. Model Motions
4. Site/Landscaping Plan
5. Building Architecture / Elevations
6. Applicant's Narrative

CONDITIONS OF APPROVAL

Staff Recommends APPROVAL of the conditional use and site plan with the following conditions:

1. A construction mitigation plan shall be submitted prior to construction addressing construction hours, construction vehicle parking, deliveries, stockpiling and staging, trash management and recycling of materials, dust and mud control, noise, grading and excavation, temporary lighting, and construction signage;
2. The applicant shall meet all relevant portions of Chapter 14 (Highways, Sidewalks and Public Places), chapter 19.35 (Residential Office), chapter 19.87 (Site Plan Review Process), chapter 19.84 (Conditional Uses), chapter 19.80 (Off Street Parking Requirements), and all other applicable laws, ordinances and regulations pertaining to the proposed use;

FINDINGS FOR APPROVAL

1. The proposed project meets the applicable provisions of Chapter 19.40, "Regional Commercial," of the Cottonwood Heights zoning ordinance;
2. The proposed project will continually meet the applicable provisions of Chapter 19.84, "Conditional Uses," of the Cottonwood Heights zoning ordinance;
3. The proposed project meets the applicable provisions of Chapters 19.80 and 19.87, "Off-Street Parking Requirements" and "Site Plan Review Process," respectively.
4. Proper notice of the public hearing was given.

MODEL MOTIONS

Approval

"I move that we approve project CUP-17-004, a request from Brian Reno (Stantec Architecture) for conditional use and site plan approval to convert an existing building into a bank (Chase Bank) at 7045 S 1300 E, subject to all provisions in the staff report dated May 3, 2017 and all conditions of approval:

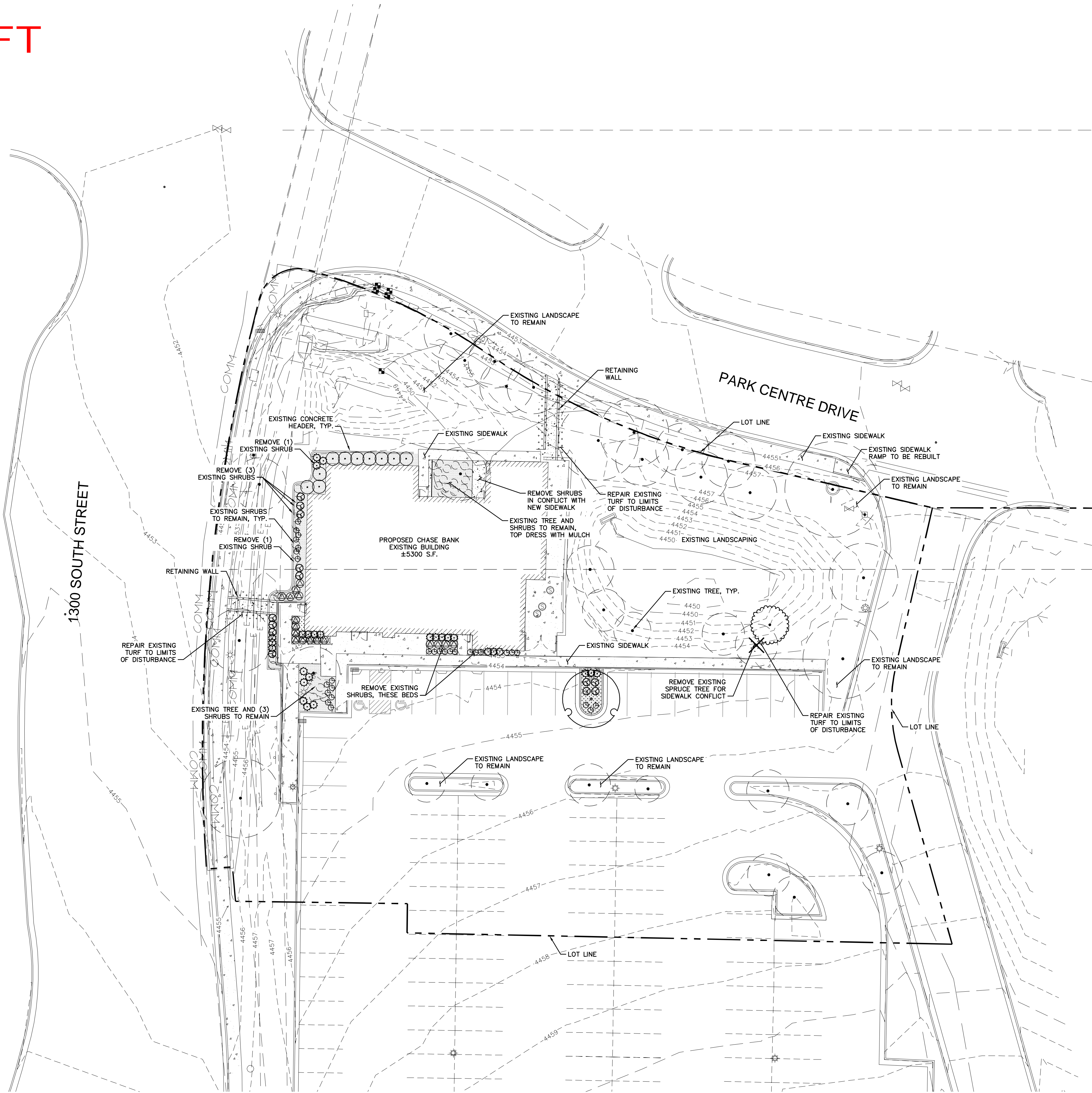
- Add any additional conditions...
- Add any additional findings...

Denial

I move that we deny project CUP-17-004, a request from Brian Reno (Stantec Architecture) for conditional use and site plan approval to convert an existing building into a bank (Chase Bank) at 7045 S 1300 E, based on the following findings:

- List findings for denial...

DRAFT



SITE INFORMATION

TOTAL SITE AREA	1.03 ACRES (44,866 S.F.)
EXISTING BUILDING AREA	5,300 S.F.
EXISTING ZONING	CR - REGIONAL COMMERCIAL
PROPOSED ZONING	CR- REGIONAL COMMERCIAL - CONDITIONAL USE
PARKING REQUIREMENTS	4 STALL / 1000 S.F.
PARKING STALLS REQUIRED	22 STALLS
PARKING STALLS PROVIDED	53 STALLS

LEGEND

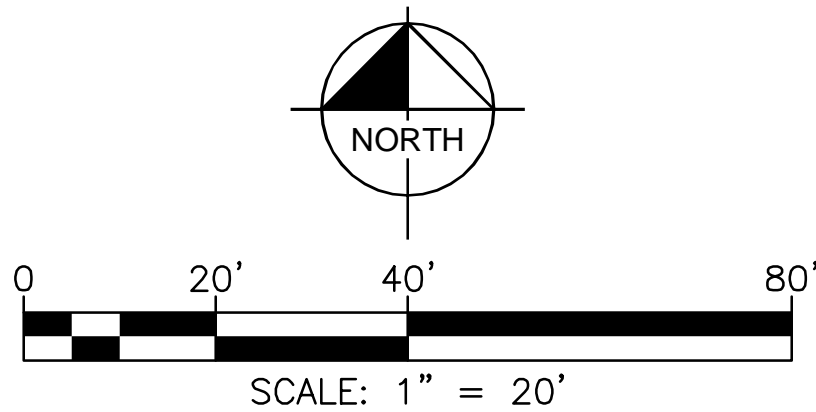
	PROPERTY LINE
	RIGHT-OF-WAY LINE
	ADJACENT PROPERTY LINE
	PROPOSED CONCRETE PAVEMENT
	PROPOSED LANDSCAPE

PLANTING LEGEND

TREES	BOTANICAL NAME / COMMON NAME	SIZE	QTY
	Koelreuteria paniculata Golden Rain Tree	2" Caliper, Single Trunk, Full crown, B&B, specimen	1
	Picea pungens Colorado Blue Spruce	6' Ht. Min., B&B, specimen <i>* Contractor may elect to salvage and relocate existing spruce tree with owner approval</i>	1
	Existing Tree	Protect in Place unless noted otherwise	

SHRUBS & GROUNDCOVERS	BOTANICAL NAME / COMMON NAME	SIZE	QTY
	Berberis thunbergii 'Crimson Pygmy' Crimson Pygmy Barberry	5 Gal. 18" x 18"	13
	Calamagrostis x. acutiflora 'Karl Foerster' Karl Foerster Grass	3 Gal. 24" ht.	27
	Hemerocallis x 'Stella De Oro' Stella De Oro Daylily	1 Gal. 12" x 12"	29
	Spirea japonica 'Magic Carpet' Magic Carpet Spirea	5 Gal. 18" x 18"	17
	Taxus x media 'Densiformis' Densiform Yew	5 Gal. 18" x 18"	10

MISCELLANEOUS	DESCRIPTION / SPECIFICATION	QTY
	Bark Mulch 3" Depth, Shredded Organic Hardwood Bark Mulch	1,315 SF
	Turf Match existing on site	APPROX 285 SF



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Dig Safely.

811

Know what's below.
Call before you dig.

CAUTION: NOTICE TO CONTRACTOR

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE LOCAL UTILITY LOCATION CENTER AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATIONS OF THE UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.

DATE	DESCRIPTION

LANDSCAPE PLAN

CHASE BANK
COTTONWOOD HEIGHTS, UTAH

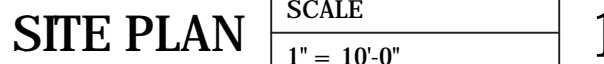
DRAWN BY: JSC	02/23/2017
DESIGNED BY: BDM	02/23/2017
CHECKED BY: BDM	02/23/2017
PROJECT NO.: 093576000	SCALE: AS SHOWN

PREPARED UNDER THE DIRECTION
SUPERVISION OF BRANDON D.
MCDOUGALD, P.E., UTAH
REGISTRATION NO. 334369 FOR
AND ON BEHALF OF KIMLEY-HORN
AND ASSOCIATES, INC.

SHEET
L-1

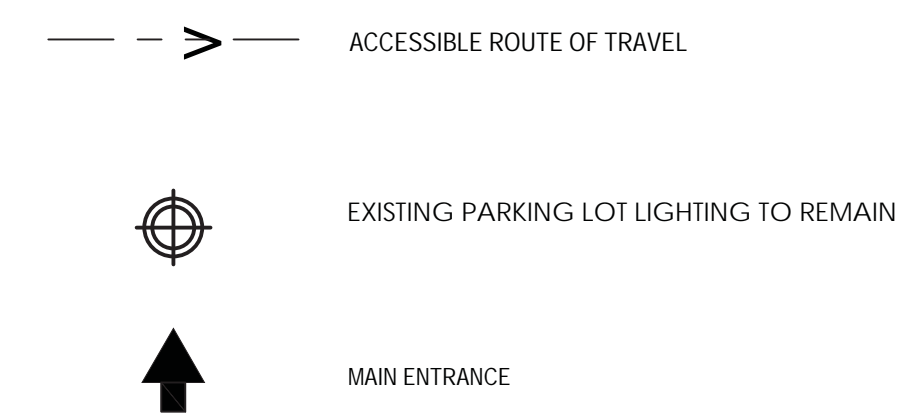
Kimley»Horn

215 South State Street, Suite 400 Salt Lake City, UT 84111 Tel No. (801) 213-3176



1. (7) PARKING REGULAR STALL REQUIRED, (20+) PARKING SPACES PROVIDED
2. (1) ACCESSIBLE PARKING STALL REQUIRED, (2) VAN ACCESSIBLE PARKING STALLS PROVIDED

LEGEND



FOR REFERENCE ONLY
ARCHITECTURAL SITE PLAN FOR REFERENCE ONLY,
SEE CIVIL DRAWINGS



105 DEARBORN STREET, 13TH FLOOR
CHICAGO, IL 60603

**CHASE #XXX
FORT UNION RENOVATION
(PALLET TBD)
7045 SOUTH 1200 EAST ROAD**

7043 SOUTH 1300 EAST ROAD
MIDVALE, UT 84047

ARCHITECT/ ENGINEER OF RECORD



Stantec
Architecture Inc.

35 South LaSalle St., Ste 3100
Chicago, IL 60603
TEL: 312.262.2290
www.stantec.com

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The Contractor shall verify and be responsible for all dimensions. DO NOT scale the drawing - any errors or omissions shall be reported to Stantec without delay. The Copyrights to all designs and drawings are the property of Stantec. Reproduction or use for any purpose other than that authorized by Stantec is forbidden.

AL

ISSUE	DATE	DESCRIPTION
-	04/14/17	PLANNING COMMISSION AND ARCHITECTURAL REVIEW
-	04/12/17	PRE-APPLICATION MEETING

04712/17	PRE-APPLICATION MEETING
PROJECT INFORMATION BLOCK	

JOB #	2007696080
DATE:	-
DRAWN BY:	CM
CHECKED BY:	BR

MODEL

16.2_X

SHEET TITLE

SITE PLAN
(FOR REFERENCE ONLY)

SHEET NUMBER

A0.1



SOUTH ELEVATION

SCALE
$1/4" = 1'-0"$

1

- | | |
|-------|---|
| EX | EXISTING LIGHT FIXTURE TO REMAIN. RE-LAMP WITH LED RETROFITS 3500K |
| RE | EXISTING RELOCATED LIGHT FIXTURE. RE-LAMP WITH LED RETROFITS 3500K |
| L-218 | NEW LIGHT FIXTURE, EATON LUMIERE 303-W2-LEDLB2-3500-UNV-T4-DIM10-B2 |

MODEL
16.2_X
SHEET TITLE
EXTERIOR COLORED ELEVATIONS (SCHEME 1)
SHEET NUMBER

A3.2



Stantec Architecture Inc.

224 South Michigan Avenue Suite 1400, Chicago IL 60604-2590

April 13, 2017
File: 200769680

Attention: Cottonwood Heights Architectural Review Committee and Plan Commission

Cottonwood Heights Community & Economic Development

2277 East Bengal Boulevard
Cottonwood heights UT 84047

Reference: **Project Narrative:**
Change of Use from Restaurant to Financial Institution
Chase Bank at 7045 S 1300 E, Cottonwood Heights, UT 84047

Chase Bank proposes to lease and renovate an existing former Applebee's restaurant and convert it to use for a banking facility.

Land Use/Zoning: The subject site is within the jurisdiction of the City of Cottonwood Heights, UT. Zoning classification: CR (Regional Commercial); Gateway location, per the general plan. Banking (B - Business) Occupancy is considered a conditional use in this municipality due to the proposed change of use from an A (Assembly) Occupancy for the previous restaurant. Therefore, we are requesting a change of use.

Site

The project site is situated at the SEC of E Park Center Dr. and 1300 E. Applebee's Restaurant previously occupied the existing vacant building. It consists of a one story, 5300 square foot, Construction Type VB building and it is not fire-sprinklered. The site Area is 53,290 SF or 1.22 acres.

Proposed Renovation Scope:

1. The proposed redevelopment of the building will maintain and enhance the be consistent with the Cottonwood Heights General Plan, & Gateway overlay by Improving the building, site access, and landscaping.

Chase Bank proposes to renovate the existing structure, removing the coolers, kitchen, and a 300 SF portion of the dining area to create a new Chase Bank signature entry feature. The balance of the exterior will have new additional windows and new storefronts, where needed, a new roof and mechanical systems.

Design with community in mind

Doing business as:
Stantec Architecture and Engineering (NY)
Stantec Architecture P.C. (DC, MS, MO, NE)
For a list of our registered architects, please visit www.stantec.com/registeredarchitects



April 13, 2017

Cottonwood Heights Architectural Review Committee

Page 2 of 3

Reference: Project Narrative:
Change of Use from Restaurant to Financial Institution

Chase Bank

The interior will include new banking center with consumer, business, trust, investment banking services, and meeting areas.

The site landscaping where in good condition will be rejuvenated and maintained including existing trees and plantings, and new landscaping around the perimeter will be provided to replace landscaping that is missing.

2. The proposed redevelopment will contribute to the health Safety and Welfare of the Community by creating new exterior accessible routes to the public way and new accessible Parking spaces.
3. The renovation of the site will not change the context, spatial relationships, open spaces, between nearby structures or topography.
4. The site will promote safety and convenience relative to ingress and ingress and internal circulation by creating new pedestrian access to the right away side walk and maintaining existing loading and service areas. The Parking area lighting is existing recently installed new LED pole fixtures and will be maintained. The gooseneck lighting on the building will be removed and existing building accent lighting will be complimented by new security accent fixtures at exits and Night depository.
5. The architectural characteristics of the proposed renovation utilize existing and new cast stone, brick, and EIFS materials consistent with surrounding development context.
6. The existing roof parapets and new façade at the entry will be utilized to screen all new mechanical equipment.
7. The proposed renovation is consistent with Cottonwood Heights architectural and landscape guidelines by maintaining and enhancing the building and landscaping.

The shared main parking area is in front of the new building entry and provides 53 parking spaces for parking for the bank use. A new landscape island will be provided in front of the bank. to bring this portion of the parking on the out lot into compliance with landscape ordinance.

On behalf of Chase Bank, thank you in advance for considering our ARC submission and Change of Use Application from Restaurant to financial institution.



April 13, 2017

Cottonwood Heights Architectural Review Committee

Page 3 of 3

Reference: **Project Narrative:**
Change of Use from Restaurant to Financial Institution
Chase Bank

Regards,

STANTEC ARCHITECTURE INC.

Brian Reno, Architect, NCARB, AIA
Utah Licensed Architect No. 101433A2-0301
Principal
Phone: 312-453-7095
brian.reno@stantec.com

Attachment: ARC and Plan Commission Package

c. C.C.

br document1

Planning Commission Staff Report
Meeting Date: May 3rd, 2017



**FILE NUMBER/
PROJECT NAME:** SUB-17-002; Caballero Ranches Plat Amendment

LOCATION: Caballero Ranches Subdivision lots 1-11; approximately 1740 E Siesta Dr

REQUEST: Vacation of Bridle Path Easement on lots 1-11

APPLICANT: Jeff Horsley (801-915-7797)

ENGINEER: Bush & Gudgell

RECOMMENDATION: APPROVE subject to attached conditions of approval

APPLICANT'S PROPOSAL

The applicant is requesting preliminary plat approval to vacate the existing Bridle Path easement on lots 1-11 of the Caballero Ranches subdivision. No changes to the layout or dimensions of any lots are proposed. Because the easement is part of a recorded subdivision plat, this request constitutes an amendment to the Caballero Ranches subdivision.

BACKGROUND

Zoning Ordinance

Because no changes in lot sizes, shapes, or dimensions are proposed, a zoning analysis is not pertinent. No new zoning is proposed, and all lots affected by this request will remain the same with the exception of a vacated easement.

Subdivision Ordinance

Title 12 of the Cottonwood Heights Municipal Code dictates the Planning Commission's role in subdivision plat approval. In particular, Planning Commission approval is necessary for amendments to existing subdivisions. Chapter 12.26.010 defines the approval process:

The planning commission may, with or without a petition, consider any proposed vacation, alteration, or amendment of a subdivision plat, any portion of a subdivision plat, or any street, lot, or alley contained in a subdivision plat at a public hearing.

Analysis: Because the proposed easement vacation will technically affect lots in an existing subdivision (Caballero Ranches), a public hearing before the planning commission is required.

Noticing

In accordance with the Cottonwood Heights Subdivision ordinance (Chapter 12.26.010(A)), notice is required to be sent to property owners within 400 feet of the property that is subject to the proposed plat change. Notices were sent out to all property owners within 400 feet of lots 1-11 of the Caballero Ranches subdivision.

CONTEXT

Adjacent Land Use

The Caballero Ranches subdivision, and the surrounding context, is located in the RR-1-43 zoning district, which requires that all lots be a minimum size of 1 acre.

Bridle Path Easement

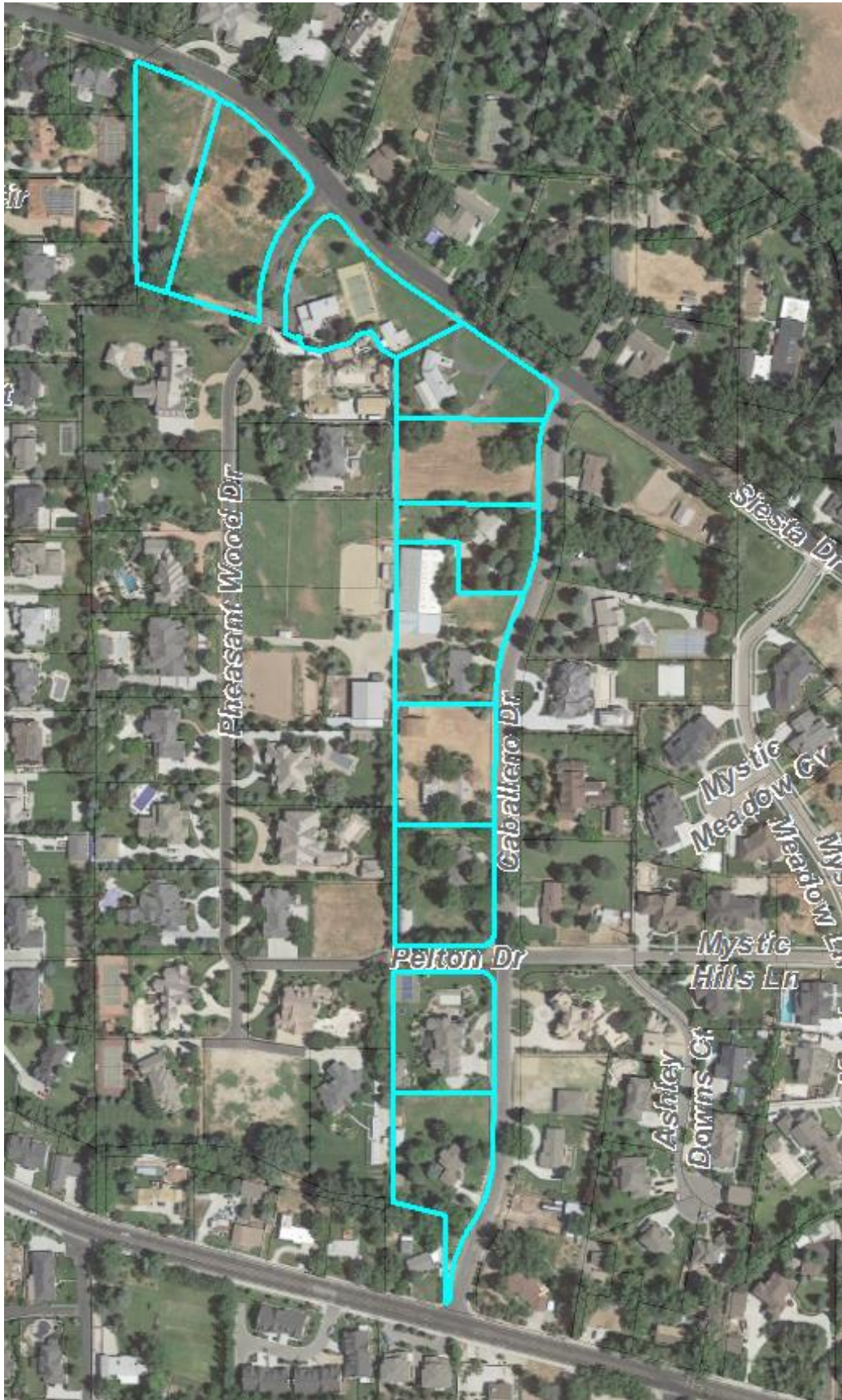
The Caballero Ranches subdivision plat was originally recorded on November 17, 1956. At the time of recordation, a 25' Bridle Path easement was recorded along the boundaries of lots 1-11. The original intent of this easement was for use as a horseback riding trail.

As the area has developed and redeveloped since the initial plat recordation, the existing easement does not appear to be functional. There are current structures encroaching on the easement on lots 1-6, and 9, and no dedicated trail or visual evidence of use of the easement is present.

Attachments

1. Context Aerial
2. Conditions of Approval
3. Sample Motions
4. Existing Subdivision Plat
5. Proposed Plat Amendment

CONTEXT AERIAL



CONDITIONS OF APPROVAL

1. Provide a signature on the final plat by the legal property owners of lots 1-11 acknowledging the vacation of the Bridle Path easement;
2. Provide legal evidence of how the easement was created. If the easement was created by deed, or based on another written document, provide proper documentation to legally extinguish the Bridle Path easement. The burden shall be on the applicant to demonstrate satisfactory legal vacation of the easement. Such evidence of plat vacation must be provided to city staff and approved prior to final plat recordation.

Findings for approval:

- The Bridle Path easement is a private easement, and proper evidence of easement vacation must be provided to city staff prior to final approval;
- The proposed subdivision meets the applicable provisions of the Cottonwood Heights subdivision ordinance and the Cottonwood Heights zoning ordinance;
- Proper notice was given in accordance with local and state requirements;
- A public hearing was held in accordance with local and state requirements.

SAMPLE MOTIONS

Approval

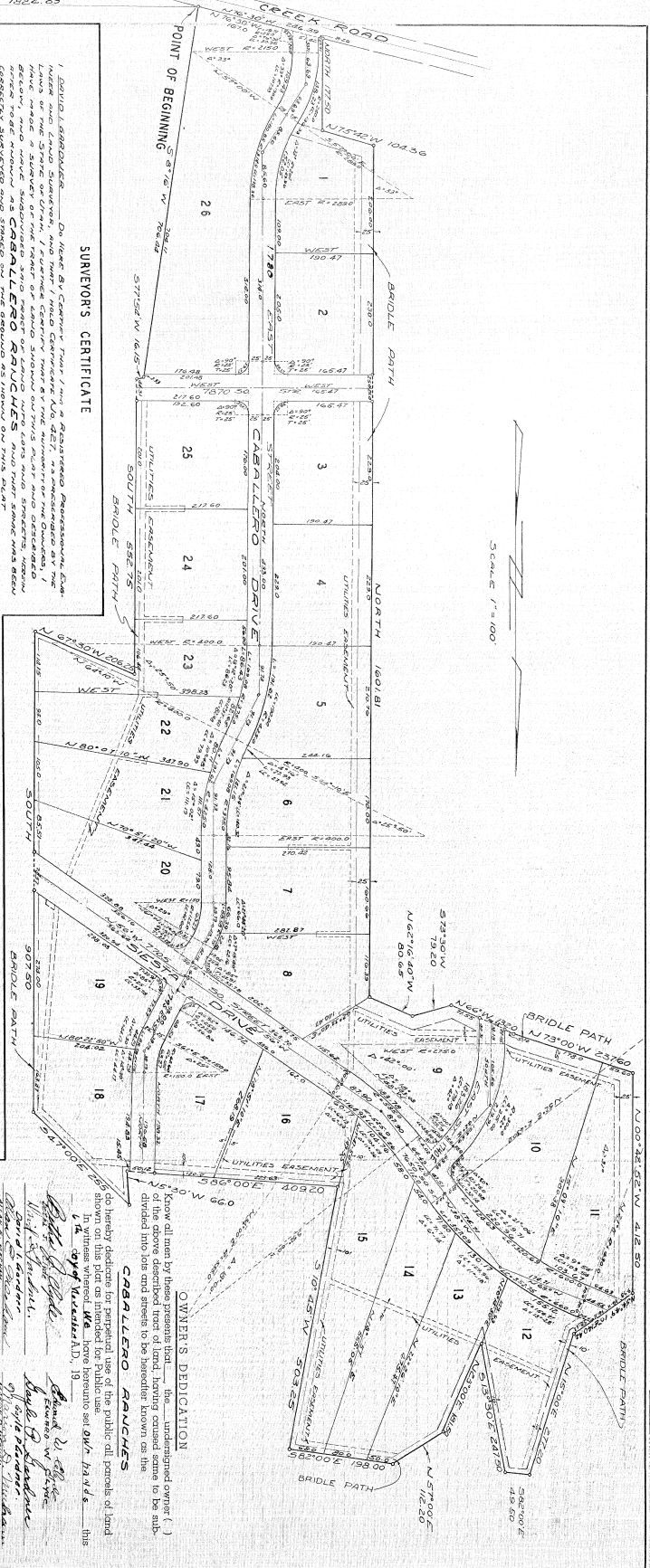
I move that we approve project SUB-17-002, a request from Jeff Horsley for approval of a subdivision plat amendment of the Caballero Ranches Subdivision plat to remove the Bridle Path easement from lots 1-11, including all conditions and findings in the staff report dated May 3, 2017.

- List additional conditions...
- List findings for additional conditions...

Denial

I move that we deny project SUB-17-002, a request from Jeff Horsley for approval of a subdivision plat amendment of the Caballero Ranches Subdivision plat to remove the Bridle Path easement from lots 1-11, based on the following findings:

- List findings for denial...



STATE OF UTAH }
County of Salt Lake } ss.
ACKNOWLEDGMENT

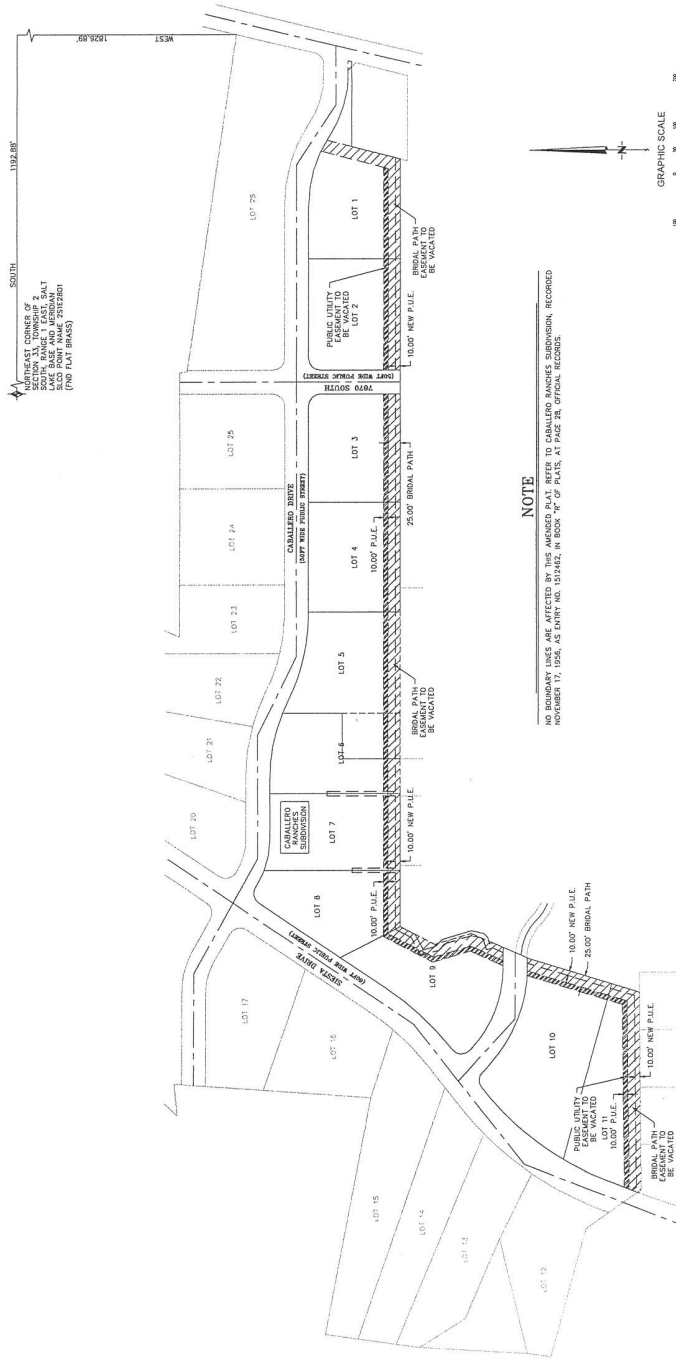
CABALLERO RANCHES

COUNTY PLANNING COMMISSION APPROVAL APPROVED THIS <u>4th</u> DAY OF <u>October</u> A.D. 19 <u>72</u> , BY THE <u>Planning Commission</u> COUNTY PLANNING COMMISSION	COUNTY SUBVEYOR'S CERTIFICATE I HEREBY CERTIFY THAT I HAVE READ THIS PLAN AND HAVE TAKEN AS STATED, EXAMINED BY THIS OFFICE, AND IT IS CORRECTED AND IN AC- CORDANCE WITH INFORMATION ON FILE IN THIS OFFICE. DATE <u>Nov 1, 1972</u> <u>John B. McInnis</u> COUNTY SUBVEYOR	APPROVAL AS TO FORM APPROVED AND FORWARDED THIS <u>14th</u> DAY OF <u>November</u> A.D. 19 <u>72</u> <u>John B. McInnis</u> COUNTY ATTORNEY	COUNTY COMMISSION APPROVAL & ACCEPTANCE PRESENTED TO THE BOARD OF <u>County Commissioners</u> COUNTY COMMISSIONERS THIS <u>14th</u> DAY OF <u>November</u> A.D. 19 <u>72</u> , AT WHICH THE RESOLUTION WAS PASSED AND ACCEPTED <u>John B. McInnis</u> COUNTY CLERK J. J. McInnis, Chairman of the Board of Commissioners, CO. COMAL	RECORDED # <u>1512462</u> STATE OF TEXAS COUNTY OF <u>SALT LAKE</u> BE <u>WAKA DAVIS</u> <u>WAKA DAVIS</u> <u>233</u> PAGE <u>28</u> BOOK <u>112</u> INDEX <u>7</u> COUNTY REC'D
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R 28

CABALLERO RANCHES AMENDED LOTS 1 - 11

SW 1/4 SECTION 27 & NW 1/4 OF SECTION 34, TOWNSHIP 2 SOUTH RANGE 1 EAST,
SALT LAKE BASE AND MERIDIAN



NOTE

NO BOUNDARY LINES ARE AFFECTED BY THIS AMENDED PLAT REFER TO CABALLERO RANCHES SUBDIVISION, RECORDED NOVEMBER 17, 1998, AS ENTRY NO. 012442, IN BOOK 'H' OF PLATS, AT PAGE 78, OFFICIAL RECORDS.

LEGEND

- SECTIONAL SUBDIVISION (FOUND TYPE, DATE, AGENCY AND LOCATION ETC. AS SHOWN ON THE PLAT)
- ALL BOUNDARY AND PROPERTY (LOT) CORNERS TO BE SET WITH 5/8" REBAR AND CAP STAMPED BUSH & BUSHELL UNLESS OTHERWISE SPECIFIED ON THE PLAT
- SURVEY CONTROL MONUMENT TO BE SET (CLASS 5, REBAR & ALUM. CAP SET TO CITY STANDARDS)
- BRIDAL PATH TO BE VACATED WITH THIS PLAT
- PUBLIC UTILITY EASEMENT TO BE VACATED WITH THIS PLAT

Planning Commission
Meeting Date: May 03, 2017



**FILE NUMBER/
PROJECT NAME:** ZMA-17-001

LOCATION: 7380 S Milne Lane / 1314 E Milne Lane (22-29-428-003 & 22-83-010-060)

REQUEST: General Plan Land Use Map Amendment & Zone Map Amendment
(Residential Rural Density to Residential Low Density / RR-1-21 to R-1-15)

OWNER: Jeff Flamm

APPLICANT: Andrew Flamm (801-641-2097)

RECOMMENDATION: APPROVAL

APPLICANT'S PROPOSAL

Proposal Summary

The applicant is requesting a General Plan Land Use Map amendment from Residential Rural Density to Residential Low Density and a zone map amendment from RR-1-21 (Rural Residential Zone) to R-1-15 (Residential Single-Family Zone).

The total acreage of the proposed land use map and zone map amendment is 6.42 acres (279,655.2 square feet). The planning commission's role in the application is to receive public comment and make a recommendation to the city council for both the proposed land use map amendment as well as the zone map amendment.



CONTEXT & ANALYSIS

General Plan

The General Plan designates the subject property's land use designation as Residential Rural Density, which is described in the General Plan as follows:

[The Residential Rural Density] land use is reserved for large lot (potentially with animal rights) residential development. Clustering may be allowed within this land use to preserve rural character, sensitive open space, or community parks.

The first goal of the General Plan's land use element is to "preserve the quality of life and existing image of the City." One of the objectives of that goal is to "adopt a future land use map that reflects the needs of the community and guides future growth/development, including support of thriving development within existing zoning categories."

The proposed land use on the property, Residential Low Density, is described in the General Plan as follows:

[The Residential Low Density] land use is reserved for low density residential. The majority of the city is currently considered low density residential, between 2.5 and five (5) dwelling units per acre.

Land Use Context Analysis

Much of the nearby area has a land use designation of Residential Rural Density. Based on a staff analysis using GIS, nearly 32% of the surrounding area is compatible with the Residential Low Density (i.e. density of 2.5 – 5 dwelling units per acre) (see attachment #5).

In the Residential Rural Density land use category, the RR-1-21 zoning designation allows a maximum residential density of up to 2 units per acre and requires a minimum residential lot size of 0.5 acre. Further analysis by staff finds that of the 260 nearby properties surveyed, 145 are less than 0.5 acres in size. While some of these still exceed the general densities recommended for the Residential Low Density land use designation, the analysis concludes that the character of the surrounding area is in line with a slightly higher density than the Residential Rural Density land use designation provides for.

Based on this analysis, staff finds that changing the land use designation from Residential Rural Density to Residential Low Density is compatible and preserves the area of the surrounding area, and meets the first goal of the General Plan's land use element listed above.

(For more detail of staff's analysis, see attachment #5 below)

Zoning

The current zoning of the subject properties is RR-1-21 (Rural Residential). The minimum size of any individual building lot in the RR-1-21 zone is 0.5 acre. The applicant is seeking a zone

change to R-1-15 (Residential Single-Family), which would require a minimum lot size of 15,000 square feet (0.344 acre). Currently, the maximum gross density on the subject properties would allow a maximum total of 12 units on the site. Under the R-1-15 zoning designation, the density increases to a maximum of 18 units on the site. However, a density of 18 units is likely unobtainable when accounting for development requirements (infrastructure, site circulation and access, etc.) and natural hazards (Little Cottonwood Creek runs through the south portion of the property).

Primary development options for both the existing zone and proposed zone are single-family residential uses. Additionally, the RR-1-21 zone allows for the option of certain animal licenses (i.e. small, medium, and large livestock) that the R-1-15 zone does not permit. The only significant difference between the two zones is the minimum lot size.

The R-1-15 zone allows for the lowest density of the 'R-1' zones. There are no additional zoning designations between R-1-15 and RR-1-21, and the two zones serve as the cut-off point between a land use designation of Residential Rural Density and Residential Low Density.

Zoning Context Analysis

Using the same area context as the land use analysis, a survey of nearby properties in the RR-1-21 zone was completed. Of the 260 total properties surveyed (all of which are currently zoned RR-1-21), 145 of the properties was less than 0.5 acre in size. The likely explanation is that the lots were created and subdivided under prior zoning restrictions in Salt Lake County prior to city incorporation, and those lots became legal non-conforming lots upon incorporation.

This contextual analysis concludes that over 50% of the properties in the surrounding area are less than 0.5 acre. Because there is no zoning designation between RR-1-21 and R-1-15, the most suitable zoning designation for those properties, if they were created under today's zoning ordinance, would be R-1-15.

The density of the surrounding area is compatible with the R-1-15 zoning, and therefore staff finds that granting a rezone of the subject properties is appropriate and supportable given the context of the surrounding area.

Adjacent Land Use and Zoning

North:

- Zoning – RR-1-21, RM (Residential Multi-Family)
- Land Use - Residential Rural Density, Residential High Density

East:

- Zoning – RR-1-21
- Land Use – Residential Rural Density

West:

- Zoning – RO (Residential Office)
- Land Use – Mixed Use

South:

- Zoning – RR-1-21
- Land Use – Residential Rural Density

Impact Analysis

The primary entrance to future development on the subject properties will likely come from Creek Road, through the property located at 7425 S Creek Road (not part of this application, but owned by the applicant). There is a secondary connection to Milne Lane, but Milne Lane is private and would likely only serve as construction access and/or emergency vehicle access. Milne Lane is a privately owned right-of-way any future plans depicting the use of Milne Lane to access the subject properties will be subject to proper agreement between the future applicant and the owners of Milne Lane.

Staff Contact: Mike Johnson, 801-944-7060

Attachments:

1. Findings for Recommendation
2. Model Motions
3. Current and Proposed Land Use Map
4. Current and Proposed Zoning Map
5. Area Context Analysis
6. Applicant's Narrative

FINDINGS FOR RECOMMENDATION

Land Use Map Amendment

Staff's recommendation of approval of the proposed land use map amendment is based on the following findings:

1. The proposed land use designation of Residential Low Density is suitable for the subject properties and fits with the context of the surrounding developed environment;
2. The proposed land use map amendment meets the goals of the land use element of the Cottonwood Heights General Plan;
3. The proposed land use map amendment is being done in accordance with the procedure as outlined in 19.90.010, "Amendment Procedure," of the Cottonwood Heights Municipal Code;
4. Property notice was given in accordance with all local and state noticing requirements.

Zone Map Amendment

Staff's recommendation of approval of the proposed zone map amendment is based on the following findings:

1. The proposed zone map amendment from RR-1-21 to R-1-15 is consistent with the proposed land use amendment;
2. The proposed zone map amendment is appropriate given the context of the surrounding developed environment;
3. Future development impacts of the proposed zone will be appropriately mitigated through requisite subdivision ordinance procedures and thorough city review;
4. The zone map amendment is being done in accordance with the procedure outlined in 19.90.010, "Amendment Procedure," of the Cottonwood Heights Municipal Code;
5. Proper notice was given in accordance with all local and state noticing requirements.

MODEL MOTIONS

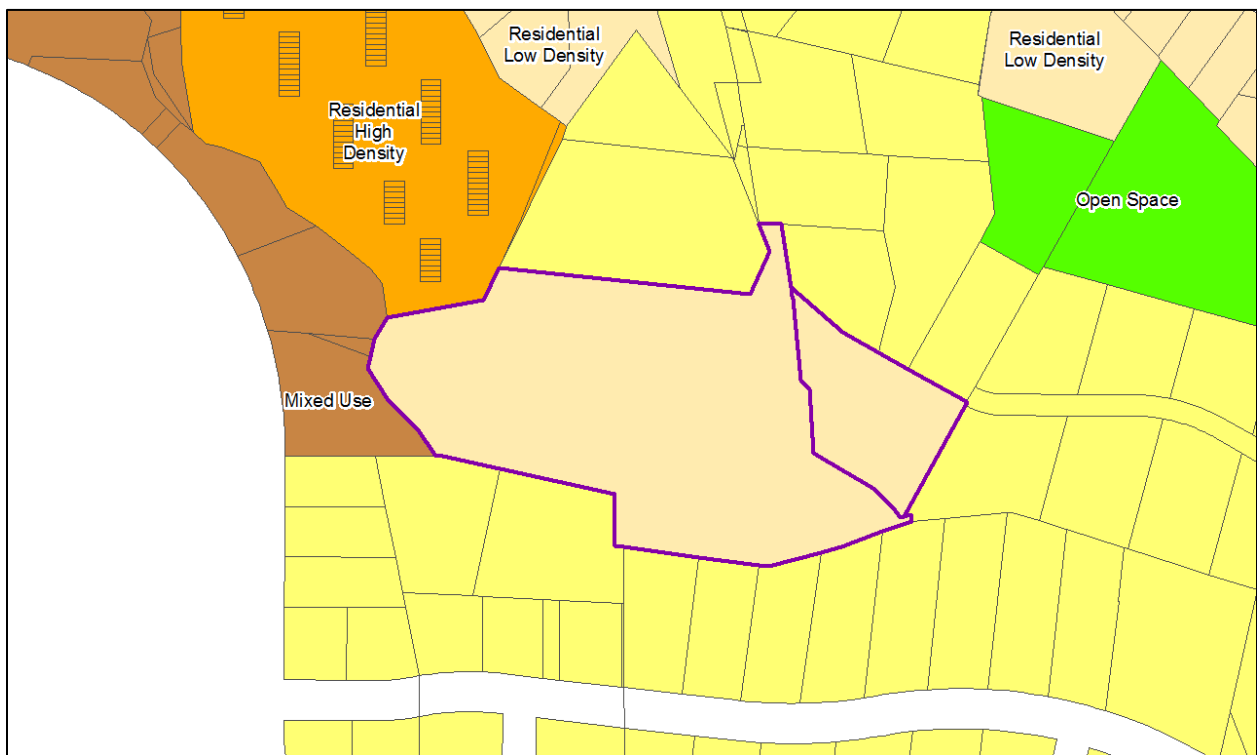
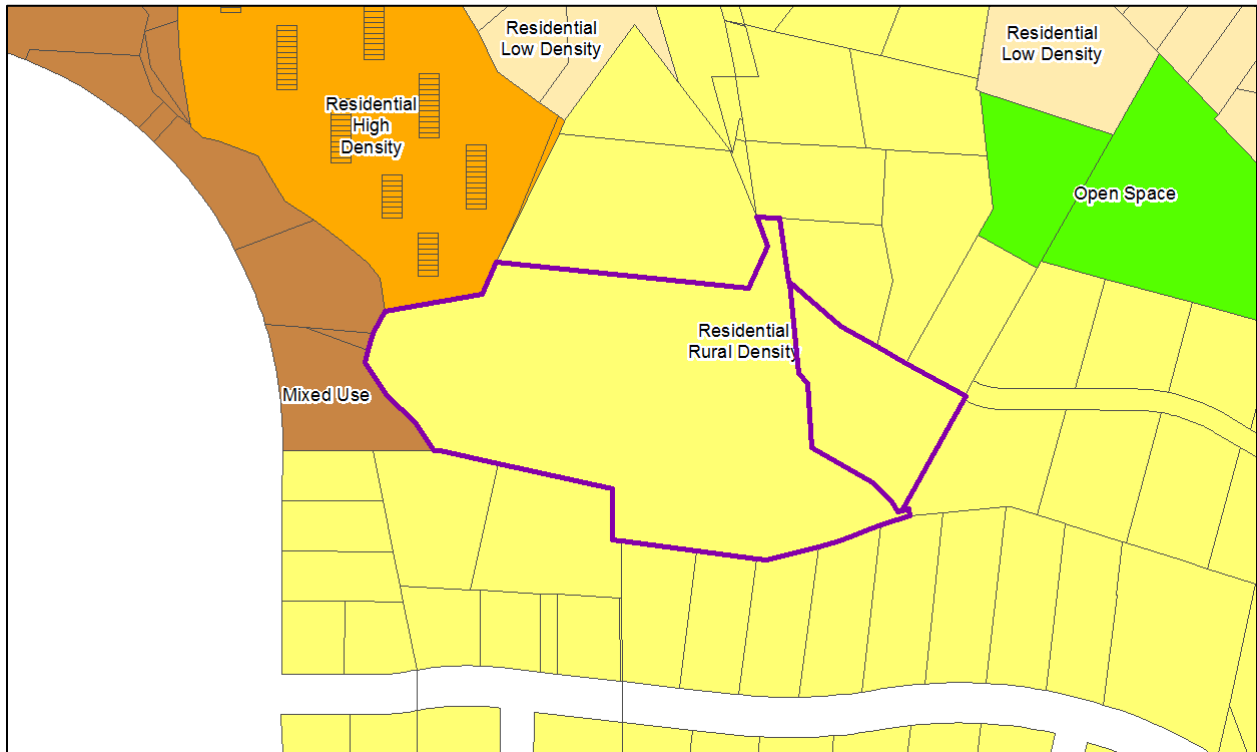
Land Use Map Amendment

- Approval – “I move that we forward a recommendation of approval to the City Council for the General Plan Land Use Map amendment portion of Project ZMA-17-001, a request from Andrew Flamm, for a change in land use designation from Residential Rural Density to Residential Low Density on the properties located at 7380 S Milne Lane and 1314 E Milne Lane, based on the findings in the staff report dated May 3, 2017.”
 - List any additional findings...
- Denial – “I move that we forward a recommendation of denial to the City Council for the General Plan Land Use Map amendment portion of Project ZMA-17-001, a request from Andrew Flamm, for a change in land use designation from Residential Rural Density to Residential Low Density on the properties located at 7380 S Milne Lane and 1314 E Milne Lane, based on the following findings.
 - List findings for denial...

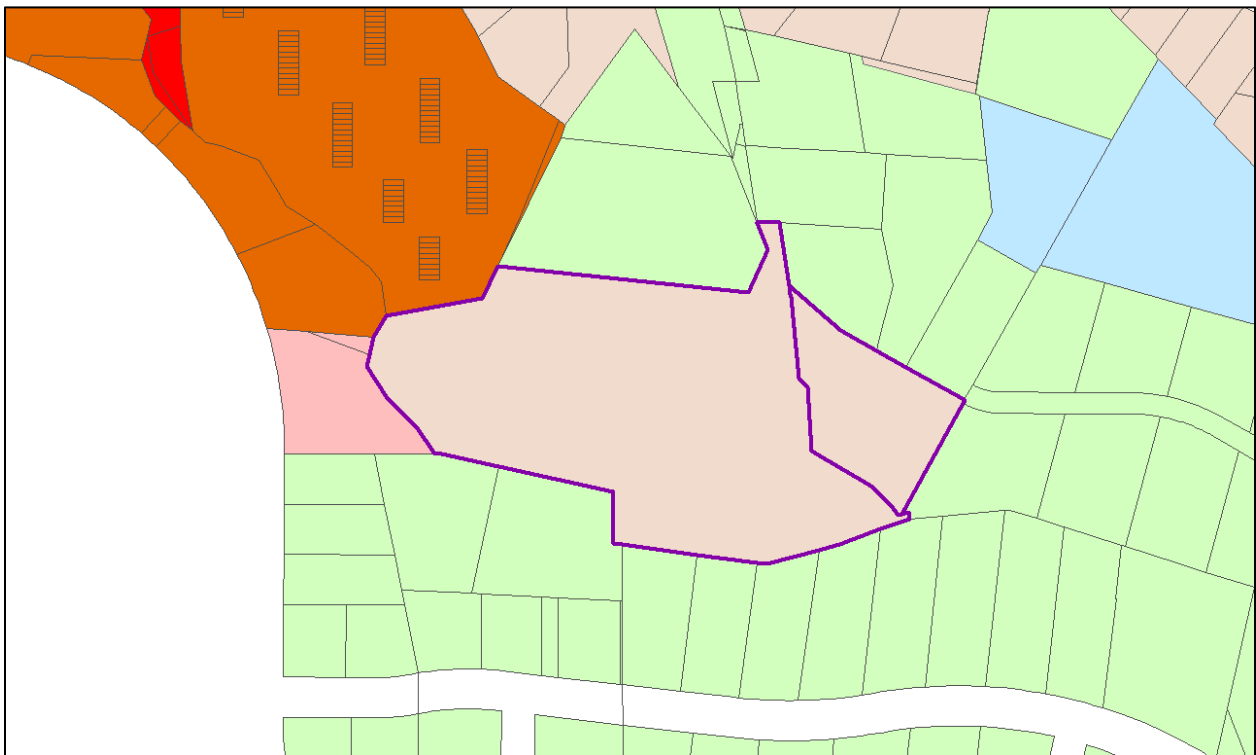
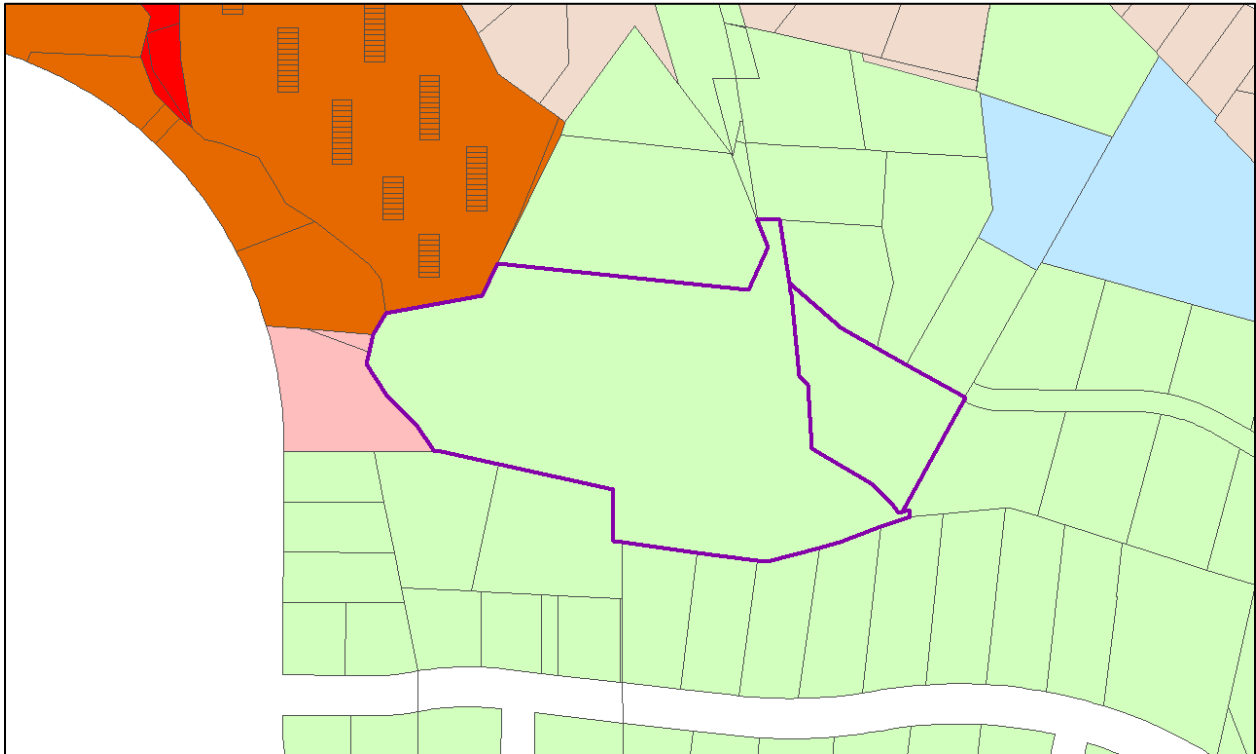
Zone Map Amendment

- Approval – “I move that we forward a recommendation of approval to the City Council for the Zone Map amendment portion of Project ZMA-17-001, a request from Andrew Flamm, for a change in land use designation from Residential Rural Density to Residential Low Density on the properties located at 7380 S Milne Lane and 1314 E Milne Lane, based on the findings in the staff report dated May 3, 2017.”
 - List any additional findings...
- Denial – “I move that we forward a recommendation of denial to the City Council for the Zone Map amendment portion of Project ZMA-17-001, a request from Andrew Flamm, for a change in land use designation from Residential Rural Density to Residential Low Density on the properties located at 7380 S Milne Lane and 1314 E Milne Lane, based on the following findings.
 - List findings for denial...

CURRENT AND PROPOSED LAND USE MAPS

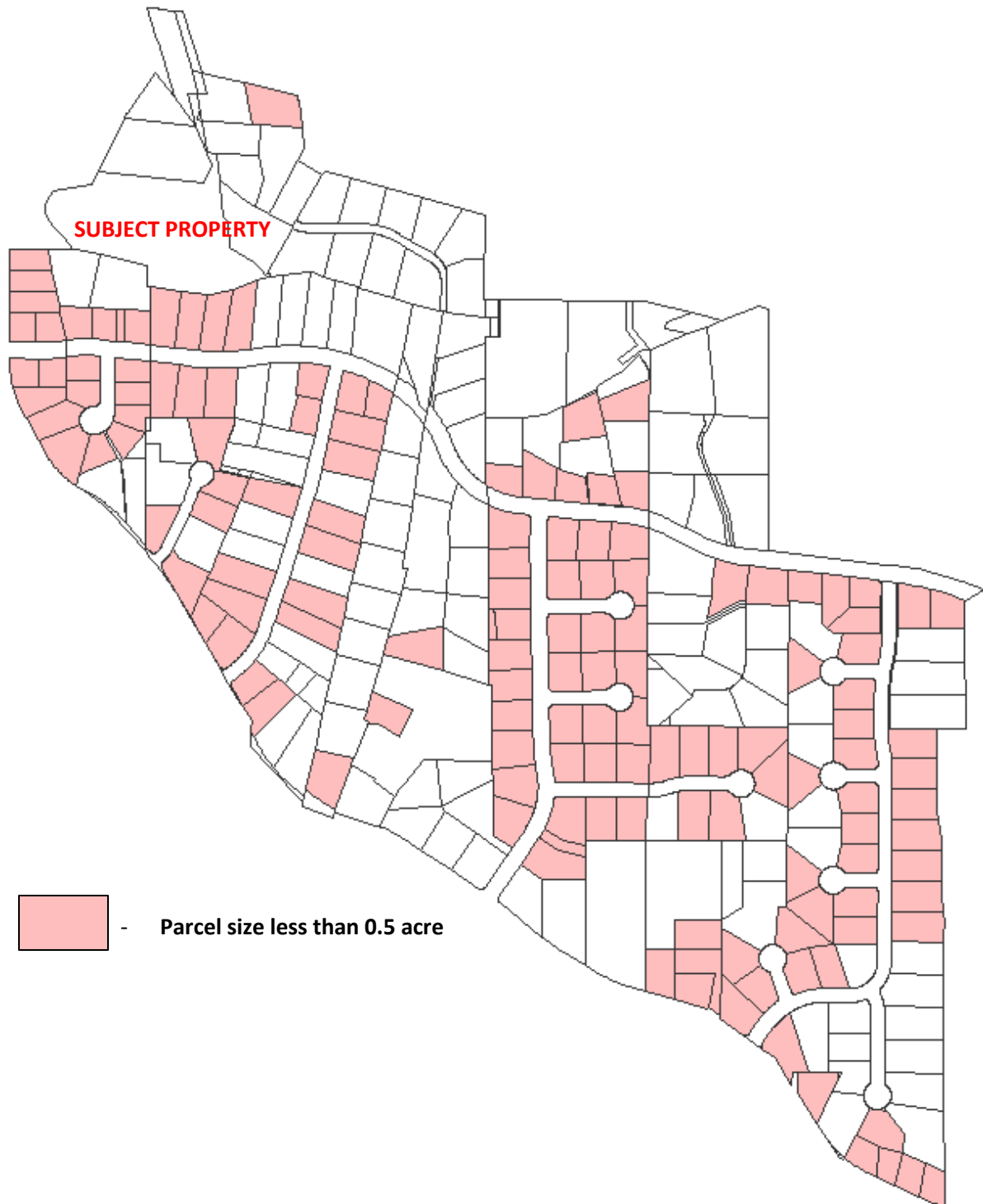


CURRENT AND PROPOSED ZONE MAPS



AREA CONTEXT ANALYSIS

****All parcels included in this context map are located in the Residential Rural Density land use district and the RR-1-21 zoning district.***



APPLICANT'S NARRATIVE

Woodbridge Rezone

Creek Road and Siesta Drive will always feel like home to me, even though I haven't lived in this area for 20 years. Growing up, I used to come camp on this property with my scout troop when the Belchers owned the property. After we moved out of the area, my family continued to look for opportunities to come back. My family eventually had the opportunity to purchase this property in the 1990s and had great dreams of building a unique, luxury community with a wooden bridge that led back to it.

The General Plan for this site is Rural Residential with a minimum of 21,780 square foot (0.50 acre) lots. It is such a great neighborhood and I do not want to change that feeling, but the General Plan isn't consistent with what the actual lot sizes in the surrounding neighborhood. Even though the current land use for the surrounding homes is Rural Residential, there are homes on Milne Lane to the east that are slightly less than the minimum half acre lot and most of the homes on Siesta Drive to the south are quarter and third acre lots. The surrounding lots are more consistent with the land use of Residential Low Density, which is what I would like the General Plan for this parcel to be changed to. I would also like to rezone the property to R-1-15, which would allow for homes to be built that match the surrounding area.

The proposed zone change won't have an impact on the feel for the area or the density that is allowed under the current zoning. If the property were developed as a PUD under the current zoning ordinance of RR-1-21, just as many lots, if not more, would technically be possible because of the open space that the creek provides. The PUD ordinance required design guidelines to be required for future property owners to be subjected to, which isn't consistent with what the family wanted for the property. We, as a family, wanted people to come build their own dreamhouse on the property and not be held to a design that may be popular today, but could change in a few years.

An extensive amount of research has been done on this property already and if the rezone is granted, it wouldn't create any burden on public services and infrastructure. Will-serve letters have already been obtained from the public utility companies showing that what is being proposed is feasible. More work will still need to be done with the Army Corps of Engineers, the Utah State flood control, and the State Engineer's office to ensure that the neighborhood meets all requirements to ensure that current and future residents are protected from potential hazards and can feel safe inside their homes.

We also plan to install a small walking trail or path along the creek, so that neighbors and residents can enjoy the natural beauty that this property provides, which isn't currently accessible safely.



**FILE NUMBER/
PROJECT NAME:**

ZMA 17-002

LOCATION:

7941 South Wasatch Boulevard

REQUEST:

Rezone and map amendment from R-1-8 (Residential Single Family) to R-2-8 (Residential Multi-family)

OWNER:

Calvin Robinson/JB Management

APPLICANT:

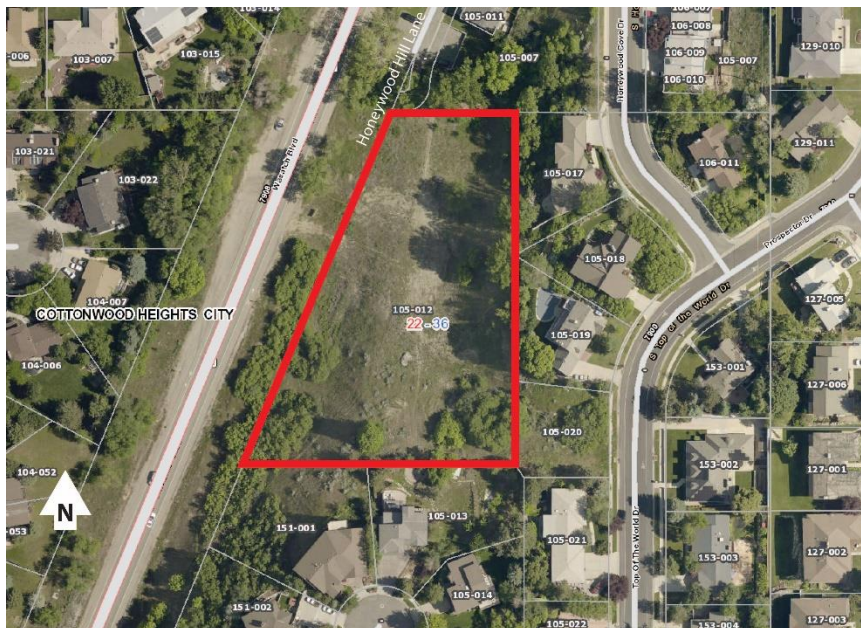
John V. Veur (JB Management) 801-405-7787

STAFF

RECOMMENDATION: Recommend APPROVAL to the City Council finding that:

1. The zone map/change request conforms to the adopted land use map of the city;
2. The required public hearing has been held.

APPLICANT'S PROPOSAL: The applicant has submitted an application to change the zoning of the 1.76 acre property located at 7941 South Wasatch Boulevard. The applicant is proposing to change the zoning from R-1-8 (Residential Single Family) to R-2-8 (Residential Multi-family). Due to increased traffic and the reduced likelihood of single family residences being a desired use on Wasatch Boulevard, the applicant is requesting the zone change for better marketability and to build two-family dwellings. The zone change is in preparation of potentially building 5-6 duplex buildings.



BACKGROUND

General Plan

The General Plan states:

Adopt a future land use map that reflects the needs of the community and guides future growth/development, including support of thriving development within existing zoning categories.

The subject property fronts onto Wasatch Boulevard and has become less desirable as a single family residential property. Due to current and projected traffic volume and the associated increases in noise the property holds more long-term viability as duplex or twin home property. The proposed rezone and forthcoming uses will help to transition adjacent neighbors to the east from Wasatch Boulevard, which will aid in the preservation of the neighboring area's residential character. The General Plan identifies the property as Medium Density Residential land use designation which supports this application in meeting the objectives of the general plan.

Analysis: Staff has determined that the proposal conforms to the city's adopted land use map, and helps the subject property meet the General Plan objectives.

Zoning: The subject property is currently zoned R-1-8, Residential Single Family. The proposal is to change the zoning to R-2-8, Residential Multi-family. The zone change will allow two-family and single family residential uses.

The applicant's ultimate intent is to construct 5-6 twin homes or duplexes, which are allowed as a permitted use in the R-2-8 ordinance.

Analysis: Staff has found that the applicant's preliminary development proposal meets the purpose of the R-2-8 ordinance. Subsequent development applications will be subject to all development requirements found in the Zoning and Subdivision ordinances.

CONTEXT

Current Use

The property is currently vacant land.

Current and Proposed Zoning

Under the current zoning and if the property did not have any environmental constraints, the site could yield up to 9 residential units. However, the majority of the site is sloped which limits how much of the site is developable. Ultimately, the final density will need to be determined by a geological and geotechnical report assessing where development can and cannot happen. The change of zoning to R-2-8 would allow more options for development on the property without changing the character of the area.

Adjacent Zoning:

- North R-2-8 Multi-family Residential
- South: R-1-8 Single Family Residential
- East: R-1-8 Single Family Residential
- West (across Wasatch Boulevard): R-1-8/R-2-8 Single and Multi-family residential

Existing Conditions

The proposed property is a remnant piece left over from when the existing surrounding subdivisions were platted. The property could have been zoned to a medium density designation when the multi-family PUD to the north was developed but was left in its current condition. Based on the site and road conditions, staff feels the property is better suited for medium density housing.

The subject property is located on a sloping area adjacent to Wasatch Boulevard. The site has some geologic hazard areas running through the property which may impede development on certain portions of the property because of potential setbacks from the sensitive areas. Included in those areas are slopes of over 30%, which by ordinance, cannot be built on.

All of the surrounding single family homes (east of the subject property) are situated on the foothills at least 60 to 100 higher than the proposed site. The residential units north and west (across Wasatch Boulevard) of the subject property are medium density.

Access will be directly from Wasatch Boulevard as required by the Utah Department of Transportation, which has jurisdiction over Wasatch Boulevard. At this location, Wasatch Boulevard is heavily used with cars traveling at 45 to 50 miles per hour (MPH).

Impacts: The rezone of the subject property should have little impact on the utility capacity, city services, or emergency services. With a change in zoning from single-family residential to multi-family residential, there may be impacts to the road that are not currently realized depending on site's natural conditions. Additional impacts will include storm water runoff and traffic impacts. At the time of development, staff will work with the applicant and the city engineer to mitigate any potential traffic impacts, and will follow adopted city standards to address any storm water issues.

With the amendment to the property's zoning from low density to medium density, the most apparent impacts will be:

- An increase in dwelling density from 5 units per acre to 6 to 11 units per acre.
- An increased demand of utilities, although negligible.
- Increased demand on public safety, although negligible.

Process: Chapter 19.90 of the zoning ordinance details the procedure for zoning amendments:

19.90 Amendment procedure.

- A. The city council may, from time to time, amend the number, shape, boundaries or area of any zone or any regulation within any zone or any other provision of the zoning ordinance. The city council may not make any amendment authorized by this section unless the amendment was proposed by the planning commission or was first submitted to the planning commission for its recommendation. To become effective, zoning amendment applications which have received the positive recommendation of the planning commission must first receive the favorable vote of not less than a majority of the entire membership of the city council.
- B. Zoning amendment applications which receive a recommendation of denial by the planning commission shall thereafter be considered by the city council as provided in section 19.90.030 19.90.030 Determination of city council. The city council, after review of the recommendation of the planning commission, may affirm, reverse, alter or remand for further review and consideration any recommendation made by the planning commission. Analysis: Staff has ensured that the application process will follow the correct procedure outlined in chapter 19.90 of the zoning ordinance.

Noticing

Noticing is required by section 19.90.020 of the zoning ordinance.

19.90.020 Hearing – Notice. Before finally adopting any such amendment, the city council shall ensure that the planning commission has held a public hearing thereon preceded by all legally-required public notice.

Noticing procedure for zoning amendments in Cottonwood Heights defers to State Law:

10-9a-205. Notice of public hearings and public meetings on adoption or modification of land use ordinance. (1) Each municipality shall give: a. Notice of the date, time, and place of the first public hearing to consider the adoption or any modification of a land use ordinance; and b. Notice of each public meeting on the subject. (2) Each notice of a public hearing under Subsection (1)(a) shall be: a. Mailed to each affected entity at least 10 calendar days before the public hearing; b. Posted: i. In at least three public locations within the municipality; or ii. On the municipality's official website; and c. published in a newspaper of general circulation in the area at least 10 calendar days before the public hearing; and d. published on the Utah Public Notice Website created in Section 63F-1-701, at least 10 calendar days before the public hearing; or i. mailed at least 10 days before the public hearing to 1. each property owner whose land is directly affected by the land use ordinance change; and 2. each adjacent property owner within the parameter specified by municipal ordinance. (3) Each notice of a public meeting under subsection (1)b. shall be at least 24 hours before the meeting and shall be posted: a. In at least three public locations within the municipality; or b. On the municipality's official website. (4) (a) If a municipality plans to hold a public hearing in accordance with Section 10-9a502 to adopt a zoning map or map amendment, the municipality shall send a courtesy notice to each owner of private real property whose property is located entirely or partially within the proposed map at least 10 days prior to the scheduled day of the public hearing.

Analysis: In addition to complying with all requirements outlined in the State Code, staff has mailed individual notices to all property owners within a 1000-foot radius of the subject property.

Staff: Brian Berndt- 801-944-7066

Attachments:

1. Context Aerial
 2. Vicinity Map
 3. Existing Zoning Map
 4. Proposed Zoning Map
 5. Applicant's Narrative
-

FINDINGS FOR RECOMMENDATION

Zone Map Amendment

Staff's recommendation of approval of the proposed zone map amendment is based on the following findings:

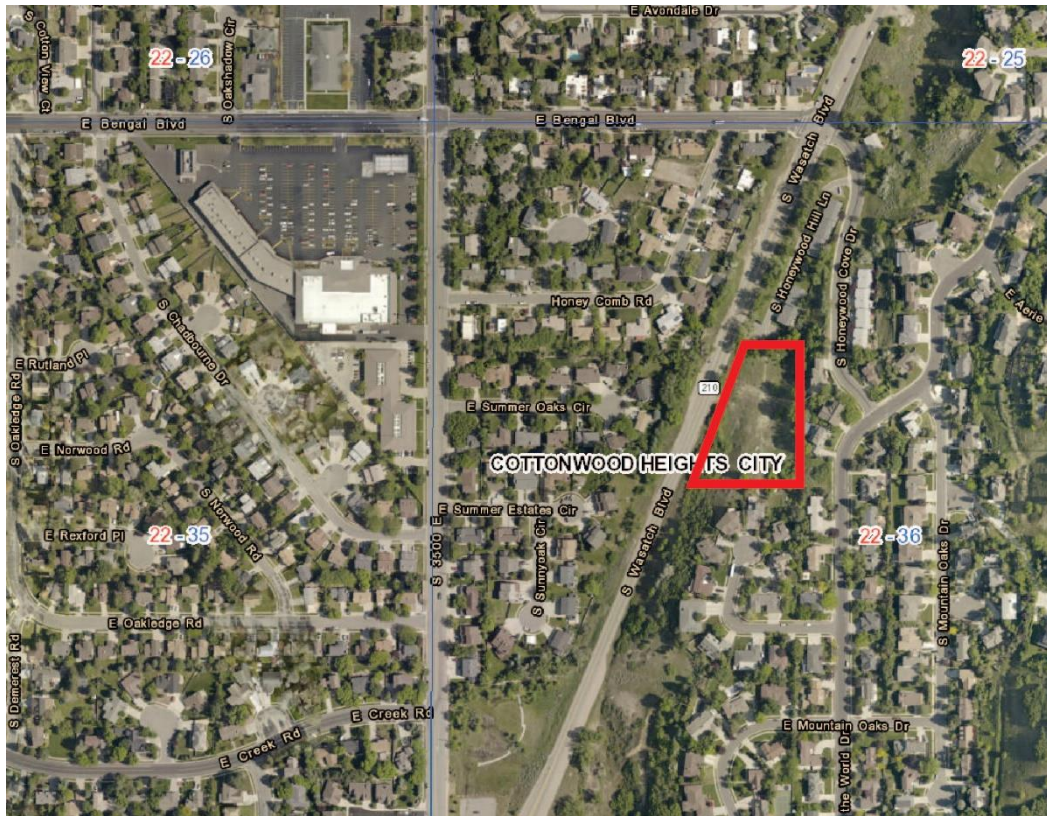
1. The proposed zone map amendment from R-1-8 to R-2-8 is consistent with the proposed land use amendment;
2. The proposed zone map amendment is appropriate given the context of the surrounding developed environment;
3. Future development impacts of the proposed zone will be appropriately mitigated through requisite subdivision ordinance procedures and thorough city review;
4. The zone map amendment is being done in accordance with the procedure outlined in 19.90.010, "Amendment Procedure," of the Cottonwood Heights Municipal Code;
5. Proper notice was given in accordance with all local and state noticing requirements.

MODEL MOTIONS

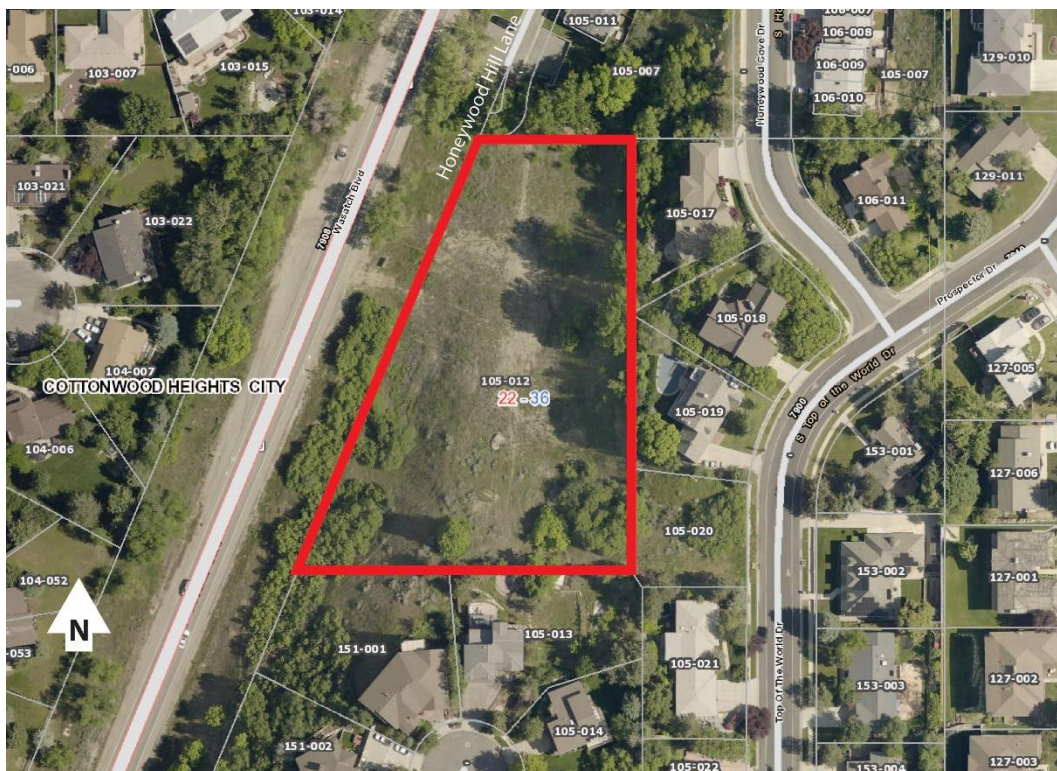
Zone Map Amendment

- Approval – "I move that we forward a recommendation of approval to the City Council for the Zone Map amendment portion of Project ZMA-17-002, a request from John V. Veur, for a change in land use designation from Single Family Residential (R-1-8) to Multi-family Residential (R-2-8) on the property located at 7941 South Wasatch Boulevard, based on the findings in the staff report dated May 3, 2017."
 - List any additional findings...
- Denial – "I move that we forward a recommendation of denial to the City Council for the Zone Map amendment portion of Project ZMA-17-002, a request from John V. Veur, for a change in land use designation from Single Family Residential (R-1-8) to Multi-family Residential (R-2-8) on the property located at 7941 South Wasatch Boulevard, based on the findings in the staff report dated May 3, 2017."
 - List findings for denial...

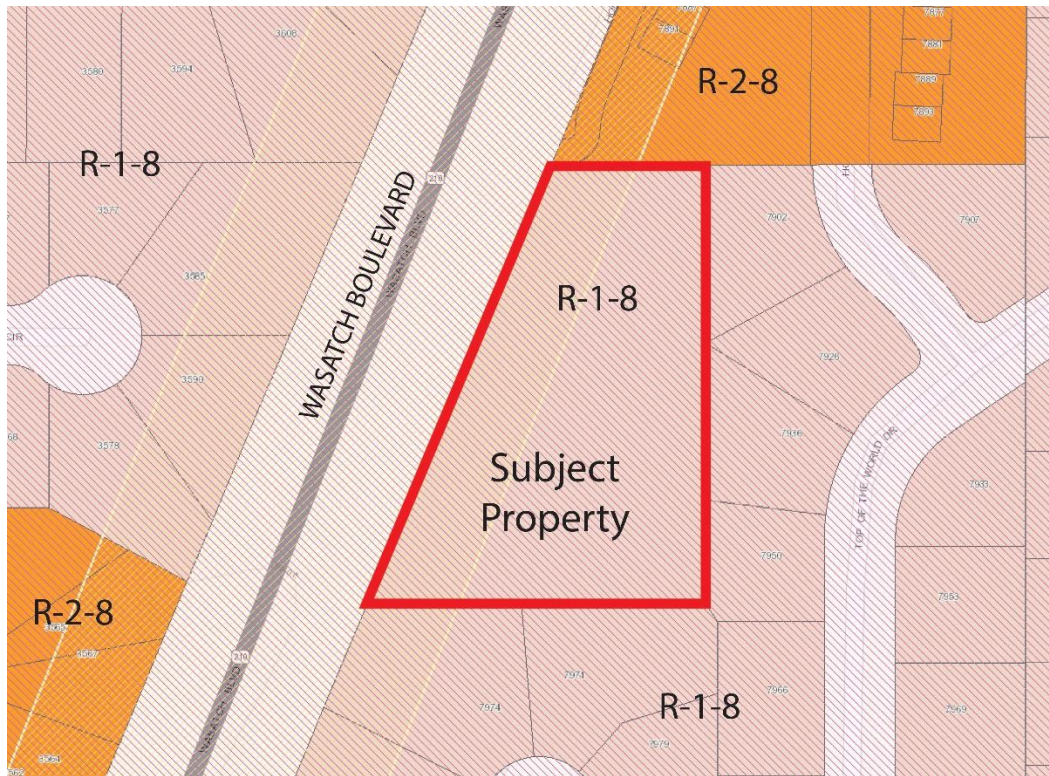
Context Aerial



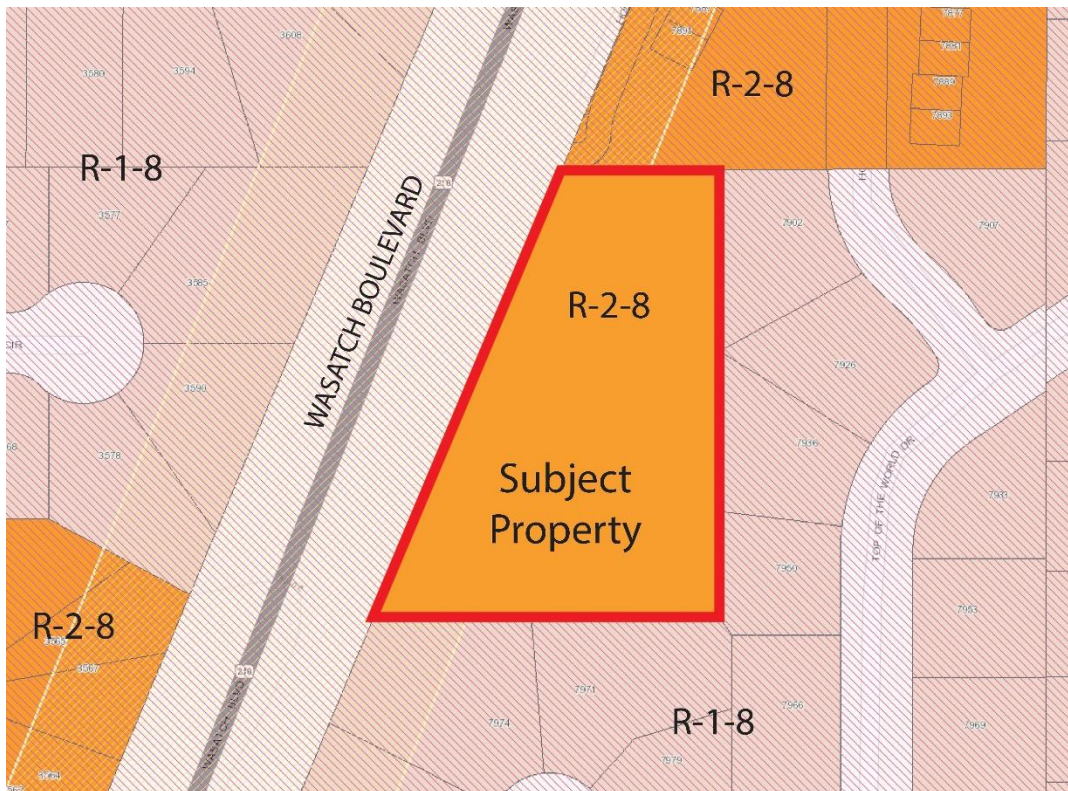
Vicinity Map



Existing Zoning



Proposed Zoning



Applicant's Narrative

Cottonwood Heights Zoning change for 7941 South Wasatch Blvd Response to written narrative as requested

- This property zoning change will fit in with the existing condos to the north. The single family home at the east and south are much higher and the new home will not affect their access or view corridors.
- This lot is vacant. West of the property is Wasatch Blvd. There are condos to the north. Single houses east and south are approximately 75-100 feet higher than this piece of property
- We have checked and can find no negative demand on public services. At best we will have five-- zero lot line buildings. That will be 10 units. If each home has 2 children that would only be 20 additional students for the schools.
- This will be a private road so the city services will not be affected. We are working to get access from the Honeywood ~~Condos~~. They have a private road directly to the north that run to this property. Plan Bisto access Wasatch Blvd directly with a right turn only. We cannot see that there will be any negative impact on the traffic on Wasatch Blvd.
- Public health--possibility 40 additional people living in the city boundaries.
- Safety--would be 20 additional cars on Wasatch Blvd.
- There would be an additional 10 new zero lot line homes to pay taxes which would help fund public services.
- As the property sits, it would only allow single homes that have to use Wasatch Blvd as access to the property, which is not a very desirable use of the property. Granting the zoning request will allow us to build zero lot line homes which will be priced at about half the price of single family homes in the area. This is a growing trend in communities and allows new families the opportunity to live in these establishes communities.
- This is a logical extension of zoning according to the Zoning General Plan made by the city. This zoning change allows the best use of the vacant land and allows for more affordable housing in the city of Cottonwood Heights.



Planning Commission
Updated Staff Report: May 3, 2017

**FILE NUMBER/
PROJECT NAME:**

SUB-17-001

LOCATION:

2826 E 7800 S / 2725 E Creek Road (22-35-102-055 & 22-35-151-037)

REQUEST:

Preliminary plat approval for a 25-lot subdivision

OWNER:

W H Hansen Investment LC, Willow Creek Villas LLC, Beverly Newson

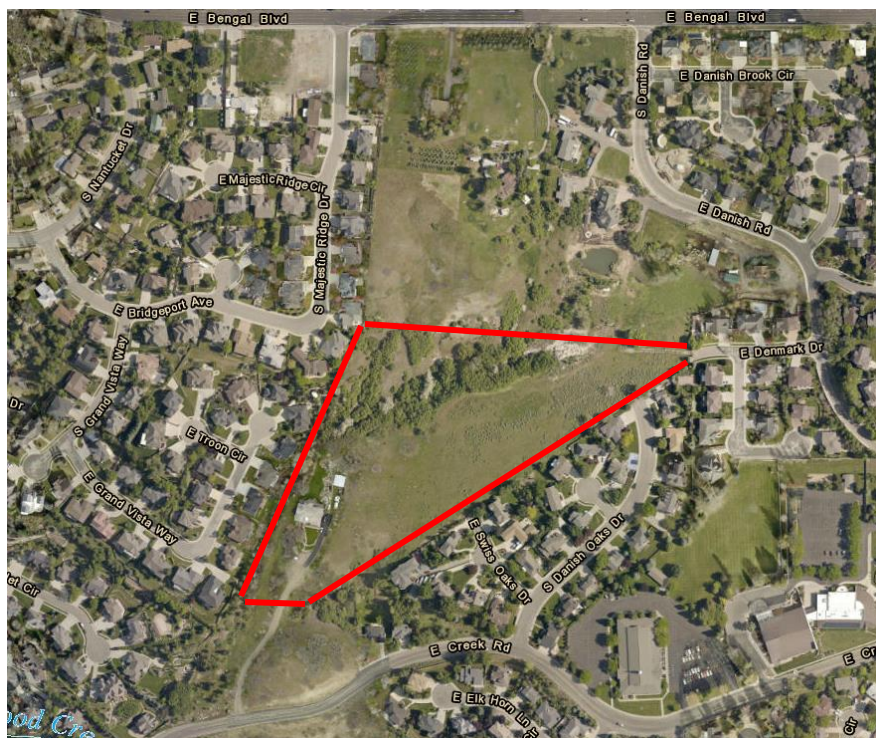
APPLICANT:

Ivory Development (Skylar Tolbert; 801-747-7076)

RECOMMENDATION: APPROVE, subject to conditions of approval

APPLICANT'S PROPOSAL

The applicant is requesting approval of a 25-lot single-family subdivision on the properties located at 2826 E 7800 S and 2725 E Creek Road. The total acreage of the proposed subdivision is 12.48 acres (543,628.8 square feet), and the property is located in the R-1-10 zoning district, meaning all proposed lots must be a minimum of 10,000 square feet. The planning commission will be reviewing the proposed subdivision for compliance with the Cottonwood Heights Subdivision Ordinance (Title 12). The applicant is currently seeking preliminary plat approval from the commission.



BACKGROUND

General Plan and Zoning

The Cottonwood Heights General Plan dictates the will of the City as it relates to various types of land uses. The land use designation for the subject property is Residential – Low Density, which has the following purpose:

Residential – Low Density districts are residential areas that contain between 2.5 and five (5) dwelling units per acre. Properties that are assigned the Residential – Low Density classification are generally (but not necessarily limited to) neighborhoods consisting of single-family dwellings.

The zoning designation of the subject property is R-1-10 (Residential Single-Family Zone). The purpose of the R-1-10 zone is “to allow for the establishment of single-family homes organized in low-density residential neighborhoods characteristic of traditional suburban residential developments.

The applicant is not proposing changes to the land use designation or the zoning designation of the property. All proposed lots are required to meet all provisions found within the R-1-10 ordinance.

Subdivision Ordinance

Title 12 of the Cottonwood Heights Municipal Code dictates the planning commission’s role in subdivision plat approval. In particular, approval from the commission is necessary for preliminary plats of subdivisions with more than 10 lots. Chapter 12.12.030 define the approval process:

Following a review of the preliminary plat by the planning commission, the community development department and other interested city departments, the planning commission shall act on the plat as submitted or modified. The planning commission shall not act upon any preliminary plat unless written approval has been received from the community development department and such other concerned agencies, including, but not limited to agencies and departments of city government, as the planning commission shall from time to time require. If the plat is approved, the planning commission shall express its written approval with whatever conditions reattached, by returning one copy of the preliminary plat, signed by the community development director or his designated representative, to the subdivider. One other signed copy shall be given to the community development department, one copy shall be retained by the planning commission and one other copy of the approved plat returned to the developer’s engineer. If the preliminary plat is disapproved, the planning commission shall indicate its disapproval in writing and give reasons for such disapproval by means of signed copies. The receipt of a signed copy of the approved preliminary plat shall be authorization for the subdivider to proceed with the preparation of specifications for the

minimum improvements required in chapter 12.24 of this title and with the preparation of the final plat.

The applicant's proposal has been reviewed by the City's Development Review Committee (DRC) including zoning, fire, public works, and engineering. This staff report shall constitute the DRC's written approval of the preliminary plat, subject to correction items submitted to the applicant in writing, and subject to the conditions of approval in this staff report and as amended by the planning commission. The DRC's written approval shall only be construed to constitute authority to proceed with the planning commission public hearing.

If the planning commission approves the preliminary plat, staff will continue to work with the applicant to ensure that all conditions of approval are addressed, and will proceed with preparation of the final plat and final construction plans.

Noticing

Property owners within 1000' feet of the subject property were mailed public hearing notices postmarked 3/22/17. Due to a technical error, the notices were sent with incorrect owner information. While the addresses themselves were correct, the names were mixed up. Because of this error, a second set of 1000' mailing notices, with corrected ownership information, was sent again on 3/27/17. Additionally, staff posted three 24"x36" laminated notices on the subject property, located at the end of Swiss Oaks Drive, Danish Oaks Drive, and Denmark Drive.

Public Comment

As of 3/28/2017, staff has spoken with many nearby residents regarding the proposal. Concerns over the proposal are numerous, but most are in regards to traffic. In particular, there is concern that the intersection of Danish Oaks Drive and Creek Road presents a site visibility and safety issue. The other is the concern that connected Denmark Drive to Danish Oaks Circle, as is proposed, will create excessive cut-through traffic that does not currently exist.

DEVELOPMENT INFORMATION

Road Infrastructure

There are currently three dead-end roads leading into the subject property: Swiss Oaks Drive, Danish Oaks Drive, and Denmark Drive. Each of these roads is classified as a public street that is owned and maintained by the City. The applicant is proposing to connect all three of those roads to the new subdivision, creating three means of ingress and egress into the proposed subdivision. The connection of these three dead-end roads is viewed favorably by the City's public works and fire departments, as it makes access and circulation throughout the entire area much easier. The applicant's proposed road is being planned as a public street, to be dedicated to the city upon recordation of a final subdivision plat.

Traffic Impact

The addition of 25 additional single family homes will create an impact on the current public streets. Because the proposed development creates three separate means of access onto existing public streets, there is not a concern that the new development will overburden the capacity of the existing street network. As a standard of practice, and as a precaution, the city engineer is requiring that a traffic impact memo be completed by a licensed traffic engineer to examine proposed trip generation as well as site visibility, specifically at the Danish Oaks Drive / Creek Road intersection.

Density

Based on a property size of 12.48 acres, and a minimum lot size of 10,000 square feet, the maximum gross density possible on site (excluding consideration of roads, slopes, retention, etc.) is 54 lots. The proposal of 25 lots is well below the maximum density possible on the property.

Storm Drain and Utilities

The proposed utilities and drainage plan is currently under review by the city engineer. All technical corrections to these plans must be approved prior to the commencement of site construction.

Fire Safety

The preliminary plat submittal has been reviewed and was approved by the Unified Fire Authority on 3/8/2017.

Lighting

The applicant will be required to install street lights in accordance with all applicable city ordinances. This will be required as the applicant prepares final construction plans.

Bond for Public Improvements

Prior to construction, the applicant will be required to submit a bond for all public improvements, as required by City ordinance. Improvements that require bonding include, but are not limited to: public streets, curb, gutter, sidewalk, storm drain, street lights, landscaping, etc.

Attachments

1. Conditions of Approval
2. Sample Motions
3. Preliminary Plat
4. Traffic Calming Site Plan

CONDITIONS OF APPROVAL

1. The applicant shall construct traffic calming measures at the intersection of Denmark Drive and Danish Oaks Drive, in accordance with the attached Traffic Calming Site Plan, and subject to further review and approval by city staff prior to final construction plan approval;
2. In addition to all proposed easements, show all existing easements on the final plat and civil site plan. As to existing easements which are not situated in the location of proposed easements in the subdivision and/or which city's planning staff or the city attorney determines may be adversely affected by the city's final approval of the proposed subdivision:
 - a. Provide recordable proof of legal vacation of the existing easements, with the prior written consent of all owners of such existing easements. The form of such vacation document (such as a quit-claim deed or a termination of easement signed and acknowledged by the owner(s) of the existing easement(s)) shall be subject to approval of the city attorney. Alternatively;
 - b. Provide comparable substitute easements in the location of the subdivisions proposed easements, with the prior written consent of all owners of such existing and proposed easements. The form of such relocation agreement shall be subject to approval of the city attorney;
3. The applicant shall complete a traffic impact memo, at the direction of the city engineer, that addresses trip generation and site visibility based on the impact created by the proposed subdivision;
4. The applicant shall address all correction items as required by staff, as found on zoning and engineering review letters dated March 14, 2017 and March 22, 2017 respectively. The applicant shall also address any additional provision of the city's ordinances that apply to the proposal;
5. The applicant shall obtain all necessary permits pertaining to site work, grading, demolition, and construction, include a Construction Mitigation Plan in accordance with provisions found in chapter 19.76 of the zoning ordinance.

Findings

- The proposed subdivision is in conformance with the R-1-10 zoning requirements and the requirements of Title 12 (Subdivisions);
- The proposed subdivision has been reviewed and will continue to be reviewed by all pertinent city departments, and has received a favorable recommendation by the DRC for preliminary plat approval;
- The proposed subdivision meets, and will continue to meet the applicable provisions of Title 14 (Highways, Sidewalks and Public Places);
- Proper notice was given in accordance with local policy and state requirements.
- Cut-through traffic as a result of connecting existing stub streets is a perceived negative impact that justifies the requirement to add traffic calming measures.

SAMPLE MOTIONS

Approval

I move that we approve project SUB-17-001, an application by Ivory Development, for preliminary plat approval of a 25-lot subdivision located on the property at 2826 E 7800 S and 2725 E Creek Road, including all conditions of approval found in the updated staff report dated May 3rd, 2017.

- List any additional conditions...
- List any additional findings...

Denial

I move that we deny project SUB-17-001, an application by Ivory Development, for preliminary plat approval of a 25-lot subdivision located on the property at 2826 E 7800 S and 2725 E Creek Road, based on the following findings:

- List findings for denial...

WATSON HOLLOW SUBDIVISION

LYING WITHIN THE NORTHWEST QUARTER (NW 1/4) OF
SECTION 35, TOWNSHIP 2 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN

SURVEYOR'S CERTIFICATE

I, BRYAN YATES, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO.8589857, AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS AND STREETS, HEREAFTER TO BE KNOWN AS WATSON HOLLOW SUBDIVISION AND THAT SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT.



BRYAN YATES
P.L.S. NO. 8589857

AS SURVEYED LEGAL DESCRIPTION

COMMENCING AT THE NORTHWEST CORNER OF SECTION 35, TOWNSHIP 2 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, SAID NORTHWEST CORNER BEING A FOUND BRASS CAP MONUMENT; THENCE ALONG THE NORTH LINE OF THE NORTHWEST QUARTER (NW 1/4) OF SAID SECTION 35 NORTH 89°56'40" EAST 594.70 FEET; THENCE DEPARTING SAID NORTH LINE SOUTH 05°18'53" WEST 944.00 FEET TO A POINT ON THE EAST SUBDIVISION LINE AS DEFINED IN THAT CERTAIN PLAT MAP TITLED "SCOTTSDALE RIDGE SUBDIVISION PHASE 2"; PER BOOK 95-10P, PAGE 290, ON FILE AT THE SALT LAKE COUNTY RECORDER'S OFFICE; SAID POINT ALSO BEING THE **POINT OF BEGINNING**;

THENCE DEPARTING SAID EAST LINE NORTH 89°58'57" EAST 108.52 FEET ALONG THE SOUTH LINE OF LOT 1 AS DEFINED IN THAT CERTAIN PLAT MAP TITLED "DANISH HEIGHTS SUBDIVISION"; PER BOOK 2007P, PAGE 313, ON FILE AT THE SALT LAKE COUNTY RECORDER'S OFFICE TO THE NORTHWEST CORNER OF A PARCEL OF LAND DEFINED IN THAT CERTAIN SPECIAL WARRANTY DEED, RECORDED JUNE 19,1987, ENTRY 4478192, BOOK 5932, PAGE 1358, ON FILE AT THE SALT LAKE COUNTY RECORDER'S OFFICE; THENCE THE NEXT THREE (3) CALLS AROUND SAID PARCEL; (1) SOUTH 26°28'57" WEST 198.94 FEET; (2) NORTH 89°58'57" EAST 109.48 FEET; (3) NORTH 26°28'57" EAST 198.94 FEET TO THE NORTHEAST CORNER OF SAID PARCEL; THENCE DEPARTING SAID NORTHEAST CORNER NORTH 88°44'53" EAST 35.46 FEET TO A SOUTHWEST CORNER OF LOT 2 OF SAID DANISH HEIGHTS SUBDIVISION; THENCE THE NEXT THREE (3) CALLS ALONG SAID LOT 2; (1) NORTH 89°48'28" EAST 152.67 FEET; (2) SOUTH 04°07'38" WEST 83.21 FEET (RECORD 83.64 FEET); (3) NORTH 67°30'00" EAST 216.85 FEET (RECORD 217.98 FEET) TO A POINT ON THE SOUTH LINE OF LOT 5 OF SAID DANISH HEIGHTS SUBDIVISION; THENCE NORTH 83°17'19" EAST 386.01 FEET TO A POINT ON THE SOUTH LINE OF LOT 6 OF SAID DANISH HEIGHTS SUBDIVISION, SAID POINT ALSO BEING THE NORTHWEST CORNER OF LOT 3 AS DEFINED IN THAT CERTAIN PLAT MAP TITLED "DANISH COVE SUBDIVISION"; PER BOOK 2001P, PAGE 154, ON FILE AT THE SALT LAKE COUNTY RECORDER'S OFFICE; THENCE ALONG THE WEST LINE OF SAID SUBDIVISION SOUTH 144.22 FEET TO A POINT; SAID POINT BEING THE NORTHEAST CORNER OF LOT 4-A AS DEFINED IN THAT CERTAIN RECORD OF SURVEY RECORDED AS S2004-10-0715 ON FILE AT THE SALT LAKE COUNTY SURVEYOR'S OFFICE, SAID POINT ALSO BEING THE BEGINNING OF A NON-TANGENT CURVE; THENCE SOUTHWESTERLY 49.60 FEET (RECORD 51.91 FEET) ALONG SAID NON-TANGENT CURVE AND THE NORTH LINE OF SAID LOT 4-A TO THE LEFT, HAVING A RADIUS OF 235.00 FEET (RADIUS BEARS SOUTH 22°11'09" EAST) WITH A CENTRAL ANGLE OF 12°05'31", CHORD BEARS SOUTH 61°46'05" WEST 49.50 FEET; THENCE SOUTH 55°43'20" WEST 26.22 FEET TO A POINT ON THE SUBDIVISION LINE AS DEFINED IN THAT CERTAIN PLAT MAP TITLED "WILLOWCREEK EAST (PLAT A)"; PER BOOK 84-9, PAGE 141, ON FILE AT THE SALT LAKE COUNTY RECORDER'S OFFICE; THENCE CONTINUING SOUTH 55°43'20" WEST 1133.57 FEET ALONG SAID SUBDIVISION LINE; THENCE DEPARTING SAID SUBDIVISION LINE NORTH 63°29'37" WEST 329.09 FEET TO A POINT ON THE SUBDIVISION LINE AS DEFINED IN THAT CERTAIN PLAT MAP TITLED "SCOTTSDALE RIDGE PHASE 4"; PER BOOK 2002P, PAGE 36, ON FILE AT THE SALT LAKE COUNTY RECORDER'S OFFICE; THENCE ALONG SAID SUBDIVISION LINE NORTH 26°28'57" EAST 701.07 FEET TO THE **POINT OF BEGINNING**.

THE ABOVE-DESCRIBED CONTAINS 524,259 SQUARE FEET OR 12.035 ACRES.

BASIS OF BEARING

NORTH 89°58'40" EAST, BEING THE BEARING OF THE NORTH LINE OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 35 BETWEEN TWO FOUND BRASS CAP MONUMENTS LOCATED AT THE NORTHWEST CORNER AND THE NORTH QUARTER OF SAID SECTION 35, TOWNSHIP 2 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN.

OWNER'S DEDICATION

KNOW THAT ALL PEOPLE BY THESE PRESENTS THAT WE, THE UNDERSIGNED OWNERS OF THE ABOVE DESCRIBED TRACT OF LAND, HAVING CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS AND STREETS TO BE HEREAFTER KNOWN AS: **WATSON HOLLOW SUBDIVISION**

DO HEREBY GRANT UNTO EACH PRIVATE UTILITY COMPANY AND PUBLIC UTILITY AGENCY PROVIDING UTILITY SERVICES TO THIS PROJECT, A PERPETUAL NON-EXCLUSIVE EASEMENT IN ALL AREAS SHOWN HEREON TO INSTALL, USE, KEEP, MAINTAIN, REPAIR AND REPLACE, AS REQUIRED, UNDERGROUND UTILITY LINES, PIPES AND CONDUITS OF ALL TYPES AND APPURTENANCES THERETO SERVING THIS PROJECT.

OWNER:

BY: _____
NAME: CHRISTOPHER P. GAMVROULAS
TITLE: PRESIDENT OF IVORY DEVELOPMENT
FOR: IVORY DEVELOPMENT, LLC

LIMITED LIABILITY COMPANY ACKNOWLEDGEMENT

ON THE _____ DAY OF _____ A.D., 2017, CHRISTOPHER P. GAMVROULAS PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR SAID COUNTY OF SALT LAKE IN THE STATE OF UTAH, WHO AFTER BEING DULY SWORN, ACKNOWLEDGED TO ME THAT HE IS THE PRESIDENT OF IVORY DEVELOPMENT, LLC, AND THAT HE SIGNED THE OWNER'S DEDICATION FREELY AND VOLUNTARILY FOR AND IN BEHALF OF SAID LIMITED LIABILITY COMPANY FOR THE PURPOSES THEREIN MENTIONED.

MY COMMISSION EXPIRES _____ NOTARY PUBLIC
RESIDING IN _____ COUNTY

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BRG	CHORD LENGTH
C1	20.53'	250.99	4°41'10"	N67°27'13"E	20.52'
C2	63.45'	200.00	18°10'41"	N74°11'59"E	63.19'
C3	108.25'	225.00	27°33'59"	N69°30'20"E	107.21'
C4	180.75'	475.00	21°48'10"	N66°37'25"E	179.66'
C5	76.11'	200.00	21°48'10"	N66°37'25"E	75.65'
C6	32.60'	200.00	9°20'18"	N29°36'31"W	32.56'
C8	25.55'	75.00	19°31'07"	N16°28'14"W	25.43'
C9	9.41'	360.66	1°29'44"	N25°28'56"W	9.41'
C10	64.59'	225.00	16°26'53"	N75°03'52"E	64.37'
C12	21.25'	18.08	67°22'08"	N30°21'01"E	20.05'
C14	16.01'	47.00	19°31'07"	N16°28'14"W	15.93'
C15	5.44'	388.66	0°48'08"	N25°49'44"W	5.44'
C16	33.55'	235.00	8°10'50"	S59°48'45"W	33.52'
C17	13.40'	332.66	2°18'26"	N25°04'35"W	13.40'
C18	35.09'	103.00	19°31'07"	S16°28'14"E	34.92'
C19	21.69'	18.09	68°41'41"	N44°42'47"W	20.41'
C20	93.61'	200.00	26°48'59"	S69°07'50"W	92.76'
C21	4.88'	500.00	0°33'33"	N56°00'06"E	4.88'
C22	113.61'	500.00	13°01'06"	N62°47'26"E	113.36'
C23	71.78'	500.00	8°13'31"	N73°24'44"E	71.72'
C24	47.26'	175.00	15°28'24"	S69°47'18"W	47.12'

LINE TABLE		
LINE #	LENGTH	DIRECTION
L2	140.28'	N83°17'19"E
L3	17.87'	N55°43'20"E
L5	125.78'	N77°31'30"E
L8	30.00'	N34°16'40"W
L9	61.97'	N06°42'41"W
L10	1.55'	N24°56'22"W
L11	62.25'	N83°17'19"E
L12	20.97'	N06°42'41"W
L13	20.87'	N06°42'41"W
L14	17.87'	S55°43'20"W
L15	47.58'	S77°31'30"W
L16	78.20'	S77°31'30"W
L17	72.71'	S55°43'20"W
L18	91.00'	S34°16'40"E
L19	61.57'	S34°16'40"E
L20	5.07'	S55°43'20"W
L21	5.66'	N24°56'22"W
L22	0.78'	N55°43'20"E
L23	35.70'	N55°43'20"E
L24	17.87'	N55°43'20"E
L25	32.73'	N83°17'19"E
L26	11.55'	N83°17'19"E
L27	20.27'	N89°48'28"E
L28	43.12'	N49°43'07"E
L29	74.76'	N60°39'00"E
L30	86.29'	N65°45'20"E

LINE TABLE		
LINE #	LENGTH	DIRECTION
L31	94.10'	N75°25'02"E
L32	96.04'	N75°47'19"E
L33	131.30'	N62°36'57"E
L34	96.40'	N60°57'11"E
L35	96.43'	N61°09'38"E
L36	96.04'	N54°00'30"E
L37	91.78'	N60°13'17"E
L38	165.92'	N44°44'34"E

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BRG	CHORD LENGTH
C25	19.33'	175.00	6°19'46"	S58°53'13"W	19.32'
C26	23.56'	15.00	90°00'00"	S10°43'20"W	21.21'
C27	34.11'	225.00	8°41'11"	N29°56'04"W	34.08'
C28	23.56'	15.00	90°00'00"	N79°16'40"W	21.21'
C29	28.52'	175.00	9°20'18"	N29°36'31"W	28.49'
C30	247.22'	55.00	257°32'39"	S73°03'00"E	85.76'
C31	52.96'	55.00	55°10'16"	S28°08'12"W	50.94'
C32	53.74'	55.00	55°58'59"	S27°26'26"E	51.63'
C33	53.74'	55.00	55°58'59"	S83°25'25"E	51.63'
C34	86.78'	55.00	90°24'25"	N23°22'53"E	78.06'
C35	29.10'	21.50	77°32'39"	S16°57'00"W	26.93'
C36	55.53'	225.00	14°08'30"	S62°47'35"W	55.39'
C37	30.08'	225.00	7°39'39"	S73°41'40"W	30.06'
C38	45.36'	450.00	5°46'31"	N74°38'14"E	45.34'
C39	113.99'	450.00	14°30'49"	N64°29'34"E	113.69'
C40	11.89'	450.00	1°30'49"	N56°28'45"E	11.89'
C41	62.24'	250.00	14°15'53"	S62°51'17"W	62.08'
C42	58.04'	250.00	13°18'06"	S76°38'16"W	57.91'
C43	55.52'	175.00	18°10'41"	N74°11'59"E	55.29'
C44	31.72'	275.99	6°35'06"	S68°24'11"W	31.70'

WATSON HOLLOW SUBDIVISION

IVORY HOMES

(NW1/4) SEC. 35, T. 2 S., R. 1 E., S.L.B.M.

COTTONWOOD HEIGHTS

COTTONWOOD HEIGHTS

SALT LAKE COUNTY

UTAH

REDCON, INC.

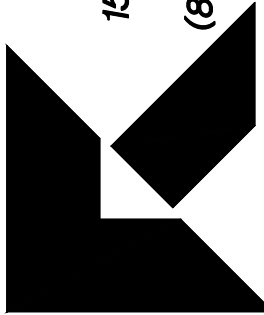
LAND SURVEYORS

150 NORTH MAIN STREET, SUITE 101

BOUNTIFUL, UTAH 84010

(801) 298-2401 FAX (801) 298-2024

REDCON.COM



JOB NUMBER
416000-83

DWG: 416000-83 PL
DATE: 3/27/2017

SHEET 1 OF 2

COMMUNITY DEVELOPMENT

APPROVAL AS TO FORM THIS _____ DAY
OF _____ 2017.

DIRECTOR, BRIAN BERNDT _____ DATE _____

SALT LAKE COUNTY HEALTH DEPARTMENT

APPROVED THIS _____ DAY OF _____ 2017,
BY THE SALT LAKE COUNTY HEALTH DEPARTMENT.

SALT LAKE COUNTY HEALTH DEPARTMENT _____

PLANNING COMMISSION

APPROVED THIS _____ DAY OF _____ 2017,
BY THE COTTONWOOD HEIGHTS CITY PLANNING
COMMISSION.

CHAIRMAN _____

CITY ATTORNEY

APPROVAL AS TO FORM THIS _____ DAY
OF _____ 2017.

WM. SHANE TOPHAM, CITY ATTORNEY _____

CITY ENGINEER

APPROVED THIS _____ DAY OF _____ 2017.

CITY ENGINEER, BRAD GILSON, P.E. _____

CITY COUNCIL

PRESENTED TO THE COTTONWOOD HEIGHTS CITY COUNCIL
THIS _____ DAY OF _____ 2017.

KELVYN H. CULLMORE, JR., MAYOR _____

ATTEST: KORY SOLORIO, CITY RECORDER _____

RECORDED NO: _____

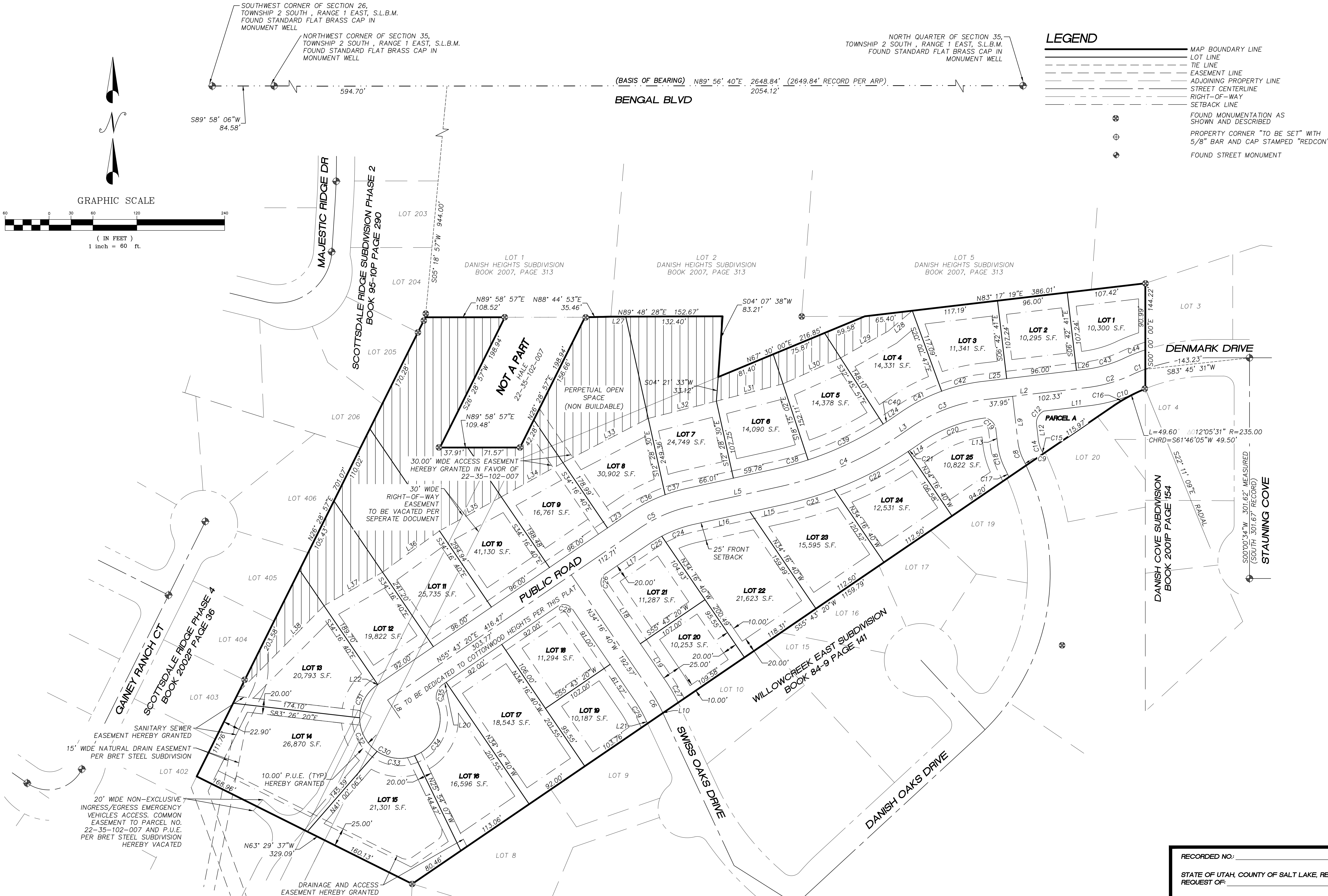
STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT
REQUEST OF: _____

DATE: _____ TIME: _____ BOOK: _____ PAGE: _____

FEES _____ SALT LAKE COUNTY RECORDER _____

WATSON HOLLOW SUBDIVISION

LYING WITHIN THE NORTHWEST QUARTER (NW 1/4) OF
SECTION 35, TOWNSHIP 2 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN



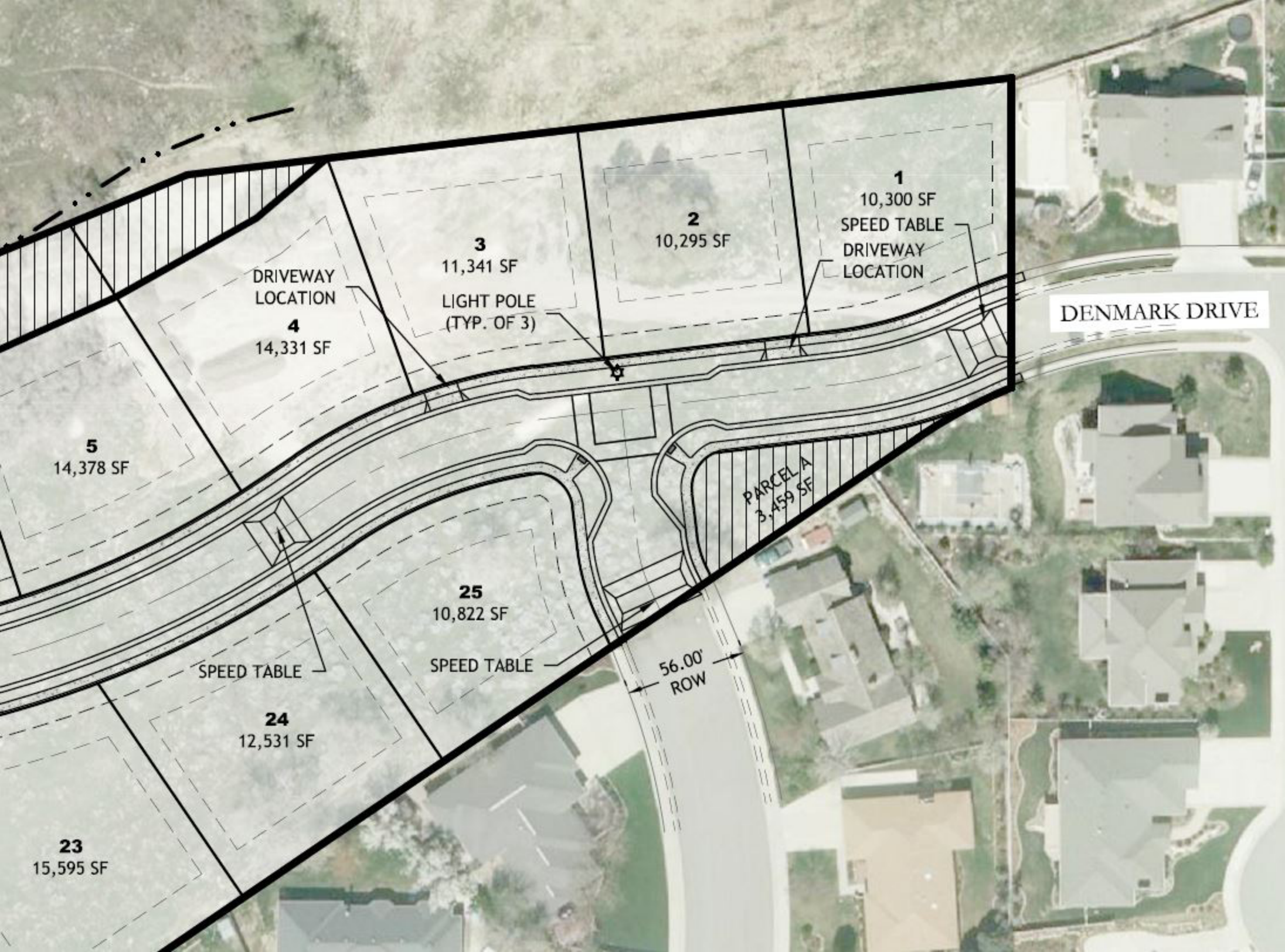
SCALE (H): 1" = 60'		DRAWN BY: B. YATES		CHECKED BY:		TAX ID NO.	
WATSON HOLLOW SUBDIVISION IVORY HOMES (NW1/4) SEC. 35, T. 2 S., R. 1 E., S.L.B.M. COTTONWOOD HEIGHTS				UTAH SALT LAKE COUNTY COTTONWOOD HEIGHTS			
REDCON, INC. LAND SURVEYORS 150 NORTH MAIN STREET, SUITE 101 BOUNTIFUL, UTAH 84010 (801) 298-2401 FAX (801) 298-2024 REDCON.COM				JOB NUMBER 416000-83 DWG: 416000-83 PL DATE: 3/27/2017 SHEET 2 OF 2			

RECORDED NO: _____

STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT
REQUEST OF: _____

DATE: _____ TIME: _____ BOOK: _____ PAGE: _____

FEE\$ _____ SALT LAKE COUNTY RECORDER



1
10,300 SF
SPEED TABLE
DRIVEWAY
LOCATION

2
10,295 SF

3
11,341 SF
LIGHT POLE
(TYP. OF 3)

DRIVEWAY
LOCATION
4
14,331 SF

5
14,378 SF

PARCEL A
3,459 SF

25
10,822 SF

SPEED TABLE

24
12,531 SF

SPEED TABLE

56.00'
ROW

23
15,595 SF

DENMARK DRIVE